Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Rural Hill Property, LLC 100 Truman Drive Franklin, Tennessee 37064
SEND TAX BILLS TO:	SAME
MAP-PARCEL ID.	14911008200
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 16 th day of October, 2023 by and between Magdi Hanna, conveys said real property to Rural Hill Property, LLC, "Grantee," including all their rights, title and interest in said property and the following described real estate, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO SAMMY K. SAID, A 0.5% UNDIVIDED INTEREST, AND MAGDI HANNA, A 99.5% UNDIVIDED INTEREST AS TENANTS IN COMMON BY DEED AS OF RECORD IN INSTRUMENT NO. 20200824-0095334 REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to Magdi Hanna by Quitclaim deed from Sammy K. Said, on March 3, 2021, of record in Instrument Number 20210310-0031165, Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Being formerly part of 1152 Rural Hill, prior to subdivision of tract, now known as 158 Rural Hill Drive, Antioch, Tennessee 37013 (Lot #3) consisting of 0.25 acres.

Karen Johnson Davidson County
Batch# 1073943 DEEDQC
11/21/2023 09:54:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231121-0090467

WITNESS my hand and seal on this 16 th day of October, 2023

Magdi Hanna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Magdi Hanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 16 th day of October, 2023.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 16 th day of October, 2023.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

EXHIBIT As
(1152 RURAL HILL)

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by Watkins & Murray, Surveyors, April 3, 1948, as follows:

Beginning at a spring and culvert in the center of Old Rural Hill Road, the Northwest corner of the tract marked 'LS. Campbell' containing 3.26 acres, more or less, shown on said survey; thence with the center of said Road, S 43 Degrees 30 Minutes W 132 feet to a point; thence S 76 Degrees 37 Minutes W 303 feet to appoint and turn thence S 11 Degrees 15 Minutes W l44 feet to a point; thence leaving said Road, S 68 Degrees 30 Minutes E 226 feet to a post; thence N 60 Degrees E 361.4 feet to a post in the west line of the Campbell tract above mentioned; thence N 23 Degrees W along Campbell's westerly line 211 feet to the beginning.

SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT TO METRO IN BOOK 1257, PAGE 427 FOR ACCESS ROAD, WHICH IS SPECIFICALLY EXCEPTED PROM THIS DESCRIPTION, TO-WIT:

Beginning at a point on the existing easterly right-of-way of Rural Hill Road, said point being the most southwesterly corner of the Robert D. Martin, et ux property of record in Book 10048, Page 108, Register's Office Davidson County, Tennessee and the most northwesterly corner of the C. Hugh Hicks, et ux property of record in Book 6445, Page 165, Register's Office Davidson County, Tennessee; Thence with the existing easterly margin of Rural Hill Road around a curve to the right through a central angle of 53 Degrees 09 Minutes 26 Seconds an arc distance of 231.90 feet, a radius of 249.96 feet and a chord bearing of N 42 Degrees 28 Minutes 11 Seconds E with a distance of 223.68 feet to a point; thence leaving the existing easterly right-of-way of Rural Hill Road and with the proposed easterly margin of Rural Hill Road around a curve to the left through a central angle of 17 Degrees 29 Minutes 50 Seconds an arc distance of 143.75 feet, a radius of 470.72 feet and a chord bearing of S 44 Degrees 26 Minutes 43 Seconds W with a distance of 143.19 feet to a point thence S 35 Degrees 41 minutes 48 Seconds W, a distance of 79.70 feet to a point in the common line of said Martin and Hicks properties; thence with the common line of said Martin and Hicks properties; thence N 65 Degrees 18 Minutes 21 Seconds W, a distance of 4.69 feet to the point of beginning. containing 3090.38 square feet or 0.07 acres more or less.