NEW OWNER:

2724 Wellman LLC
c/o Maged Yanny
619 Foster Lane
Mt. Juliet, Tennessee 37122

SEND TAX NOTICE TO:
Same as above

THIS INSTRUMENT PREPARED BY
JEROME M. CONVERSE
Attorney at Law, #13753
514 South Main Street
Springfield, Tennessee 37172
Phone: 615.384.8861
(From Information Provided by Grantors)
NO TITLE CHECK and NO CLOSING

Karen Johnson
Batch # 1085581
12/27/2023 09:29:58 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231227-0099151

Map No. 96
Group 13
Parcel No. 16.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 22 day of Dec, 2023, by MAGED YANNY, a married person and a resident of Wilson County, Tennessee, Party of the First Part; and 2724 WELLMAN LLC, a Tennessee Limited Liability Company, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of ONE DOLLAR ($1.00), in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and QUITCLAIMED, and does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part, successors and assigns, all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Perry Heights of record in Plat Book 2900, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

AND BEING the same property conveyed to Maged Yanny, a married man, by Michelle Hale Barker, f/k/a L. Michelle Hale in a Warranty Deed of

record in Instrument No. 20230510-0034785, Register's Office for Davidson County, Tennessee.

This is improved property known as 2724 Wellman Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS SUBJECT TO any limitations, restrictions, conditions, encroachments and encumbrances as may affect the premises and conditions of record in the Register's Office for Davidson County, Tennessee.

Property Taxes are allocated based on mutual agreement of the Parties. Possession is granted as of the date of this deed.

IN WITNESS WHEREOF, the said Party of First Part and Party of the Second Part have hereunto set his hand and seal the day and year first above written.

MAGED YANNY

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAGED YANNY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22 day of Dec 2023.

NOTARY PUBLIC

JEROME M. CONVERSE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03/27/2027

My Commission Expires: 3-27-27

STATE OF TENNESSEE)
COUNTY OF Robertson)

I hereby swear or affirm that the actual consideration for this transfer is $ -0-.

AFFIANT

SUBSCRIBED and SWORN to before me this the 22 day of Dec 2023.

NOTARY PUBLIC/Register

My Commission Expires: 3-27-27

JEROME M. CONVERSE
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03/27/2027