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:	Leconte Property Trust 6305 Leconte Park Brentwood, Tennessee 37027
SEND TAX BILLS TO:	SAME
MAP/GROUP/PARCEL:	160-16-OB-134.00 CO
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 17 th day of January, 2024 by and between Waheed Guirguis and wife, Mariet Guirguis "Grantor(s)" conveys his entire ownership interest of said property unto THE LECONTE PROPERTY TRUST, dated January 17, 2024 , Waheed Guirguis and wife, Mariet Guirguis, Trustee(s), "Grantee(s)," 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 80 on the plan of Brentwood Chase, Revision One, Section Two, of record in Plat Book 9700, Pages 945-948, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jamal L. Griffin and Tamara Gravely-Griffin by deed from Donald Rae Dunning, Jr. of record in Instrument No. 20070501-0051578 (having been recording in Williamson County in Book 3965, Page 29), Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded May 1, 2007.

Being the same property conveyed to Waheed Guirguis and wife, Mariet Guirguis by deed from Jamel L. Griffin and Tamara Gravely-Griffin, husband and wife, of record in Instrument No. 20070529-0063108, Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded May 29, 2007.

The subject property is improved property known as 6305 Leconte Park, Brentwood, TN 37027.

Karen Johnson Davidson County
Batch # 1097087 DEEDQC
02/01/2024 02:49:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240201-0007237

WAHEED GUIRGUIS

MARIET GUIRGUIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Waheed Guirguis and wife, Mariet Guirguis. 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 17th day of January, 2024.

Notary Public

My Commission Expires: 5-5-2025

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:

Affiant:

Signed before me, witness my hand and official seal.
This 17th day of January, 2024.

Notary Public

My Commission Expires: 5-5-2025

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