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:	Leveson Property Trust 6305 Leconte Park Brentwood, Tennessee 37027
SEND TAX BILLS TO:	SAME
MAP/GROUP/PARCEL:	173090A05900CO
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 17th day of January, 2024 by and between Waheed Guirguis "Grantor(s)" conveys his entire ownership interest of said property unto THE LEVESON 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:

Land in Davidson County, Tennessee, being Lot 76, SECTION TWO, REVISION ONE, LENOX VILLAGE, as shown on plat of record in Instrument No. 20020731-0091872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as in the previous deed of record.

Being the same property conveyed to John Davis Kennedy and Kristine S. Kennedy, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded on the 30th day of July, 2003 in Instrument No. 20030730-0107268, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Magdi Isklander by Warranty Deed from John Davis Kennedy and wife, Kristine S. Kennedy, recorded on the 15th day of October, 2007 in Instrument No. 20071015-0121990, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Waheed Guirguis by Quit Claim Deed from Magdi Isklander, recorded on the 8th day of October, 2013 in Instrument No. 20131008-0105816, in the Register's Office of Davidson County, Tennessee.

The subject property is improved property known as 7625 Leveson Way, Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch # 1097087 DEEDQC
02/01/2024 02:49:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240201-0007238

WAHEED GUIRGUIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

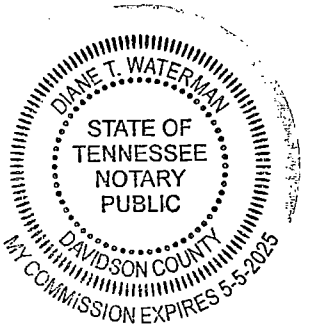
Before me, the undersigned Notary Public in and for said County and State, personally appeared Waheed Guirguis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Grantor(s) and that he as such executed the foregoing instrument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

Witness my hand and official seal at office in Nashville, Tennessee, this the 17th day of January, 2024.

Diane T. Waterman

Notary Public

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 17th day of January, 2024.

Diane T. Waterman

Notary Public

My Commission Expires: 5-5-2025

