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.

Karen Johnson Davidson County
Batch # 1097087 DEEDQC
02/01/2024 02:49:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240201-0007239

ADDRESS NEW OWNER:	Cedar Valley Property Trust 6305 Leconte Park Brentwood, Tennessee 37027
SEND TAX BILLS TO:	SAME
MAP/GROUP/PARCEL:	162-13-0-004.00
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 CEDAR VALLEY 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:

BEING ALL OF LOT NO. 4, CEDARWOOD ESTATES, SECTION 1, AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK 4675, PAGE 62 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT:

SUBJECT TO ALL MATTERS OF RECORD.

Being the same property conveyed to the Secretary of Veterans Affairs by Substitute Trustee Deed recorded of 07/14/2010 as Document No. 20100714-0055207

Being the same property conveyed to Waheed Guirguis by Non Warranty Deed executed by Cindy Ton, the Secretary's Duly Authorized Property Management Contractor, Countywide Home Loans Servicing, L.P., nka BAC Home Loans Servicing, L.P., pursuant to a delegation of authority found at 38 C.F.R. 36.4845(f) acting on behalf of The Secretary Of Veterans Affairs, with full authority to act in this transaction, of record in Instrument No. 20100930-0078114, Register's Office for Davidson County, Tennessee, dated September 20, 2010 and recorded September 30, 2010.

The subject property is improved property known as 412 Cedar Valley Drive, Nashville, Tennessee 37211

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.

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:

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