This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22195-MC

Karen Johnson Davidson County
Batch# 1103451 DEEDQC
02/22/2024 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240222-0012102

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Talaat Hanna and Wagih Soliman 2713 Windcrest Trail Antioch TN 37013	New Owner	150 00 0 178.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Soliman Hanna Investments, a Tennessee Partnership** ("Grantor") does hereby quitclaim and convey unto **Talaat Hanna, a married man, and Wagih Soliman, a married man, as tenants in common** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Tract No. 8 on a Survey by Gregory Underwood dated April 11, 1982, described as follows:

Beginning at a point in the East margin of Hobson Pike, said point lying North 41 degrees 02 minutes East 1688.48 feet from the Northeast corner of Map 164, Parcel 52; thence with said margin of Hobson Pike North 41 degrees 02 minutes East 161.00 feet to a point; thence South 83 degrees 38 minutes East 767.10 feet to a point; thence South 04 degrees 48 minutes West 388.00 feet to a point; thence North 67 degrees 15 minutes West 906.04 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Soliman Hanna Investments, a Tennessee Partnership, by Warranty Deed from Fred Stier, an unmarried man, of record in Instrument No. 20240112-0002804, in the Register's Office of Davidson County, Tennessee, dated January 10, 2024 and recorded on January 12, 2024.

This is ☒ improved or ☐ unimproved property located at: **2334 Hobson Pike, Antioch, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2024.

GRANTOR:

Talaat Hanna

Talaat Hanna, Partner

Wagih Soliman

Wagih Soliman, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Talaat Hanna and Wagih Soliman** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are **Partners of the Soliman Hanna Investments, a Tennessee Partnership**, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of February, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 4-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 2/21/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/21/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

