X-0524
Box #14

| | |
|---|---|
| **Quitclaim Deed**<br><br>Karen Johnson<br>Batch # 1108482<br>03/07/2024 10:43:02 AM<br>Fees: $17.00 Taxes: $0.00<br>20240307-0015882<br><br>Davidson County<br>DEEDQC<br>3 pgs | State of Tennessee<br>County of Davidson<br><br>The actual consideration for this transfer is $ -0- .<br><br>Affiant<br><br>Subscribed and sworn to before me this 21st day of February, 2024.<br><br>Notary Public<br><br>My commission expires: Sept. 8th, 2026 |

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

This instrument was prepared by:
**Attorneys Title Company, Inc.**
**2927 Berry Hill Drive, Nashville, Tennessee 37204-3126**

| Address New Owner(s) as follows: | Send Tax Bills to: | Map and Parcel Numbers |
|---|---|---|
| **Samy Said and Sameh Lawendy**<br>**1413 Saddle Crest**<br>**Mount Juliet, Tennessee 37122** | **New Owners** | 164060D31700CO |

For and in consideration of the sum of One ($1.00) Dollar paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samy Said**, a married man ("**Grantor**"), does hereby transfer and quitclaim unto **Sameh Lawendy**, a married man, as to an undivided 50% interest, and **Samy Said**, a married man, as to an undivided 50% interest ("**Grantees**"), their successors, heirs, and assigns, as tenants in common, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Being all of Unit 317 on the plan of the Townhomes of Bradburn Village, Phase 4, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536; and further supplemented of record in Instrument Number 20121109-0103798 and Instrument Number 20210329-0041050; and amended of record in Instrument Number 20210412-0047996 in the Register's Office for Davidson County, Tennessee, to

which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samy Said, a married man, by Warranty Deed dated June 30, 2022, from Ole South Properties, Inc. a Tennessee corporation, of record in Instrument Number 20220708-0078684, said Register's Office.

This is improved property known as **900 Bradburn Village Circle, Antioch, Tennessee 37013.**

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The Grantees are partners in the Sigma Real Estate Partnership. Though they are taking the interests in the property as tenants in common under this deed, they intend for the Amended and Restated Partnership Agreement of Sigma Real Estate Partnership executed on January 30, 2023, and as it may be amended in the future, to govern their ownership of the interests conveyed hereby. Consistent with the above, the Grantees express that they intend to account for all income, expenses, profits, and liabilities of this real property as a general partnership under the name of Sigma Real Estate Partnership and that the said entity will prepare and file a federal partnership tax return on an annual basis for so long as the partnership exists and continues to "own" and manage this real property. The undersigned have not transferred record ownership of the subject property to the partnership in an effort to prevent or mitigate any violation of any covenant or condition of the existing financing that encumbers the property.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The preparer makes no warranties or representations regarding the status of title to the property.

**[Signatures appear on the following page.]**

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

Samy Said

**Samy Said**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Samy Said**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of February 2024.

Jessica D. Puckett

Notary Public

My Commission Expires: Sept. 8th 2025

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY