## QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1114560 DEEDQC
03/25/2024 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240325-0020459

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| 2 Brothers Homes, LLC, a Tennessee limited liability company | SAME | 060-12-0-200.00 |
| (Name) 3137 Conviser Dr | 9792 Jupiter Forest Dr | |
| (Address) Nashville, TN 37207 | Brentwood, TN 37027 | |

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **MR. M2N LLC, a Tennessee limited liability company, and Nader Wasif,** , hereinafter called the GRANTOR, does hereby quitclaim and convey unto **2 Brothers Homes, LLC, a Tennessee limited liability company,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 10 on the Plan of Section 2, Ben Allen Court, as of record in Plat Book 6900, page 532, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to MR. M2N LLC, a Tennessee limited liability company, Nader Wasif, and Amir Hanna by Warranty Deed from MUSIC CITY HOLDINGS, LLC, a Texas limited liability company, dated February 28, 2023, and recorded March 7, 2023 in Instrument No. 20230307-0016155, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to MR. M2N LLC, a Tennessee limited liability company, and Nader Wasif by Quitclaim Deed from MR. M2N LLC, a Tennessee limited liability company, Nader Wasif, and Amir Hanna, dated March 6, 2024, and recorded March 6, 2024 in Instrument No. 20240306-0015618, in said Register's Office for Davidson County, Tennessee.

This is improved property located at 3137 Conviser Dr, Nashville, TN 37207.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

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.

**IN WITNESS WHEREOF,** the GRANTOR has hereunder set her hand this 22nd day of March, 2024.

**MR. M2N LLC, a Tennessee limited liability company**

**By: Nagy A. Aziz, Member**

**Nader Wasif**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, a Notary Public of said County and State, the within named **MR. M2N LLC, a Tennessee limited liability company**, by and through its Member and authorized agent, Nagy A. Aziz, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2024.

My Commission Expires: _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Personally appeared before me, a Notary Public of said County and State, the within named **Nader Wasif**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2024.

My Commission Expires: _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

## Tennessee Certification of Electronic Document

I, the undersigned, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on March 22, 2024.

Affiant Signature

Date: March 25, 2024

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 25th day of March, 2024.

Notary Public

My Commission Expires:

(SEAL)

