QUITCLAIM DEED



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 ME ON 9th DAY OF April, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/27/25

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2624

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
G & JJ Group, LLC 127 Brookhaven Trl Smyrna, TN 37167	**SAME**	133-15-OA

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **Gamil K. Kamel and Samia M. Abdalla, husband and wife**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **G & JJ Group, LLC, a Tennessee limited liability company**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, further described as follows, to-wit:

BEING Unit K-1, of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, undivided percentage interest in the Common Elements, appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Gamil K. Kamel and Samia M. Abdalla, husband and wife, by Warranty Deed from Analee Mora, dated February 11, 2022 and recorded on February 17, 2022, in Instrument No. 20220217-0018565, Register's Office for Davidson County, Tennessee.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 320 Welch Road, Unit K-1, Nashville, TN 37211.

[SIGNATURE(S) ON FOLLOWING PAGE]

Karen Johnson Davidson County
Batch# 1121754 DEEDQC
04/11/2024 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240411-0025876

[SIGNATURE PAGE OF THE QUITCLAIM DEED]

Witness my/our hand this the 9th day of April, 2024.

Gamil K. Kamel

Samia M. Abdalla

STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gamil K. Kamel and Samia M. Abdalla, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office the 9th day of April, 2024.

Brad Krivensky State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires: 10/27/25

Certificate of Authenticity

I, Kimberly Hollingshead, 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 04/09/2024.

Kimberly Hollingshead, Esq.

04/09/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of April, 2024.

Notary Signature

My Commission Expires: 10/27/25

