REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1131114 DEEDQC
05/06/2024 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240506-0032838

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 1st DAY OF May, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Silfia Abdelsheed
3457 Donerial Circle
Murfreesboro, TN 37128

NEW OWNER:
Silfia Abdelsheed
3457 Donerial Circle
Murfreesboro, TN 37128

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 1st day of May, 2024 between MILLIONAIRES INSTITUTION, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and SILFIA ABDELSHAHEED (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

> Land in Davidson County, Tennessee and being the North 27.4 feet front and 28.2 feet rear of Lot No. 92 on the Map of D. T. McGavock and Others Addition to the Town of Nashville, as shown on a map of record in Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Said part of said Lot No. 92 fronts 27.4 feet on the West side of 11th Avenue North and runs back between lines 150 feet to an alley, measuring 28.2 feet to thereon.

Being the same property conveyed to Millionaires Institution, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dakota Capital Properties, a Tennessee Limited Liability Company, dated April 18, 2022 and filed April 22, 2022 of record in Instrument No. 20220422-0046804, in the Register's Office of Davidson County, Tennessee.

TAX PARCEL # 081 12 0 068.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1605 11th Avenue North, Nashville, TN 37208.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

MILLIONAIRES INSTITUTION, LLC,
a Tennessee Limited Liability Company

BY: x Ebram Nashed
Ebram Mohes Nashed, Member

BY: Peter Zaree
Peter Zaree, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Ebram Mohes Nashed and Peter Zaree to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Members of MILLIONAIRES INSTITUTION, LLC, a Tennessee Limited Liability Company being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agents. Witness my hand and seal at office in the aforesaid state and county this 14th day of May, 2024.

SEAL

SANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-05-2025

NOTARY PUBLIC
COMMISSION EXPIRES: _____

Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on May 1, 2024.

Date

Tonya Loftin

Affiant Signature

May 3, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date