Karen Johnson Davidson County
Batch # 1132358 DEEDQC
05/08/2024 10:43:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240508-0033876

PREPARED BY:
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QUITCLAIM DEED

ADDRESS NEW OWNER:
NadSamTN23, LLC
c/o Sarah Newera
466 Foothill Blvd
#255
La Canada, California, 91011

SEND TAX BILLS TO:
NadSamTN23, LLC
c/o Sarah Newera
466 Foothill Blvd
#255
La Canada, California, 91011

MAP-PARCEL NUMBER:
070-07-0J-001.00-CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(D), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wael Elsahhar and Sarah Mohamed Newera, husband and wife,** by these presents do hereby quitclaim and convey unto **NadSamTN23, LLC, a Tennessee Limited Liability Company,** all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1019 Alice Street Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180516-0046610 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Xiomara Turgeon and Alec R. Turgeon, wife and husband by Warranty deed from Yellow Ball Development, GP of record in Instrument No. 20190709-0066853 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 09, 2019.

Being the same property conveyed to Wael Elsahhar and Sarah Mohamed Newera, as husband and wife, by Warranty Deed from Xiomara Turgeon and Alec R. Turgeon, wife and husband, said deed being of record as Instrument No. 20230713-0053552 in the Register's Office for Davidson County, dated July 12, 2023, and recorded on July 13, 2023.

Said property being more commonly known as 1019A Alice Street, Nashville, Tennessee, 37218.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including all matters shown on the Plan of record in the Register's Office for Davidson County, Tennessee, as well as any governmental zoning and subdivision ordinances or regulations in effect thereon.

WITNESS our hands this 26th day of April 2024.

Sarah Newera

Wael Elsahhar

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, Elizabeth V. Early, a Notary Public, **Sarah Newera**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 26th day of April, 2024.

Elizabeth V. Early
Notary Public

My Commission Expires: Aug. 1, 2027

ELIZABETH V. EARLY
Notary Public - California
Los Angeles County
Commission # 2456545
My Comm. Expires Aug 1, 2027

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, Elizabeth V. Early, a Notary Public, **Wael Elsahhar**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 26th day of April, 2024.

Elizabeth V. Early
Notary Public

My Commission Expires: Aug. 1, 2027

ELIZABETH V. EARLY
Notary Public - California
Los Angeles County
Commission # 2456545
My Comm. Expires Aug 1, 2027

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STATE OF California)

COUNTY OF Los Angeles

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

ELIZABETH V. EARLY
Notary Public - California
Los Angeles County
Commission # 2456545
My Comm. Expires Aug 1, 2027

Sarah Newera

Subscribed and sworn to before me this the 26th day of April, 2024.

Elizabeth V. Early
Notary Public

My Commission Expires: Aug. 1, 2027

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