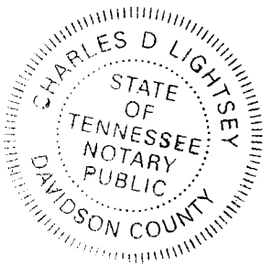
This instrument prepared by:
Lightsey Law, P.C.
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1136507 DEEDQC
05/20/2024 08:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240520-0037028

This instrument was prepared from information supplied by the parties. Lightsey Law, P.C. has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 before me, this the 16th day of May 2024.

Notary Public
My Commission Expires: March 3, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yvoone Ibrahim 1263 Bridgeton Park Drive Brentwood, TN 37027	New Owner	**071-03-0-080.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Yvoone Ibrahim, Carien M. Riad, and Youssef M. Riad, the heirs-at-law of Maged Ghaly**, ("Grantors") do hereby quitclaim and convey unto **Yvoone Ibrahim, unmarried** ("Grantee"), her heirs and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF PARCEL A ON THE PLAN OF CLYDE L. MORRIS'S SUBDIVISION, AS OF RECORD IN BOOK 1835 PAGE 116, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PART OF PARCEL A IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF DICKERSON PIKE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO NASHVILLE ELECTRIC SERVICE POWER BOARD BY DEED FROM CLYDE L. MORRIS AND WIFE, LORELL MORRIS; THENCE WITH THE EASTERLY MARGIN OF DICKERSON PIKE SOUTHWARDLY 88.8 FEET TO A CONCRETE MONUMENT TO THE BEGINNING OF A CURVE WITH A RADIUS OF 20 FEET IN A SOUTHEASTWARDLY DIRECTION 27.3 FEET TO ANOTHER CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF DONALD STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET EASTWARDLY 170 FEET MORE OR LESS TO THE WESTERLY MARGIN OF A BANK OF A BRANCH; THENCE WITH THE WESTERLY MARGIN OF SAID BRANCH NORTHERLY 131

FEET, MORE OR LESS; THENCE WESTWARDLY 220 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF PROPERTY CONVEYED BY JAMES E. MCMURTRY TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20060315-0030029, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO-WIT:

RIGHT-OF-WAY ACQUISITION

BEGINNING AT A POINT ON THE PRESENT RIGHT-OF-WAY OF DICKERSON PIKE, 66.55 FEET RIGHT OF BASE LINE STATION 32+56.62 FOR PROJECT 02-M-01, SAID POINT BEING THE POINT OF BEGINNING; THENCE: WITH THE PRESENT RIGHT-OF-WAY, NORTH 61 DEGREES 31 MINUTES 22 SECONDS WEST, 5.52 FEET TO A POINT; THENCE: WITH A CURVE TO THE RIGHT ALONG THE PRESENT RIGHT-OF-WAY, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 27.18 FEET, A CHORD LENGTH OF 25.14 FEET, AND A CHORD BEARING OF NORTH 22 DEGREES 35 MINUTES 07 SECONDS WEST TO A POINT; THENCE: NORTH 16 DEGREES 21 MINUTES 08 SECONDS EAST, 88.80 FEET TO A POINT; THENCE: LEAVING THE PRESENT RIGHT-OF-WAY, SOUTH 61 DEGREES 31 MINUTES 22 SECONDS EAST, 5.11 FEET TO A POINT; THENCE: WITH THE PROPOSED RIGHT-OF-WAY, SOUTH 16 DEGREES 21 MINUTES 08 SECONDS WEST, 88.40 FEET TO A POINT; THENCE: WITH A CURVE TO THE LEFT ALONG THE PROPOSED RIGHT-OF-WAY, HAVING A RADIUS OF 20.50 FEET, AN ARC LENGTH OF 27.86 FEET, A CHORD LENGTH OF 25.77 FEET, AND A CHORD BEARING OF SOUTH 22 DEGREES 35 MINUTES 07 SECONDS EAST TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS 527.3979 SQUARE FEET, OR 0.0121 ACRES.

Subject to Easement of record in Instrument No. 20180105-0001649, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Maged Ghaly by Warranty Deed from James E. McMurtry, dated January 3, 2018 and record January 5, 2018, as Instrument No. 20180105-0001649, Register's Office for Davidson County, Tennessee. The said Maged Ghaly died intestate on August 22, 2020 in Davidson County, Tennessee, leaving Yvonne Ibrahim, Carien M. Riad, and Youssef M. Riad as his heirs-at-law.
See Affidavits of Heirship of record as Instrument Numbers:
20240516-0036494, 20240516-0036495, 20240516-0036496, 20240516-0036497, R.O.D.C.

This is improved property located at: **2500 Dickerson Pike, Nashville, TN 37207.**

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.

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

[signature page follows]

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Lightsey Law, P.C., shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of May 2024.

GRANTORS:

~~Yvoone Ibrahim~~

Carien M. Riad

~~Youssef~~ **M. Riad**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Yvoone Ibrahim, Carien M. Riad, and Youssef M. Riad,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: March 3, 2026

True Copy Certification

I, Charles D. Lightsey, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 16, 2024.

5/17/24

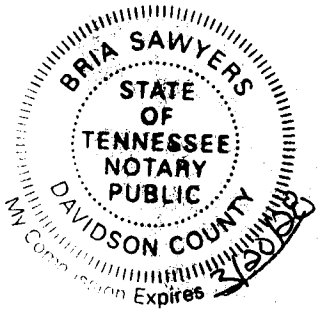
Affiant Signature Date

State of Tennessee
County of Davidson

Personally appeared before me, Bria Sawyers, a notary public for the state of Tennessee, Charles D. Lightsey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 17th day of May 2024

Notary Signature



My Commission Expires: 3/20/2028