This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: Formerly 1-21825-MC

Karen Johnson Davidson County
Batch# 1159975 DEEDQC
07/22/2024 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240722-0054405

This instrument was prepared from information supplied by the parties. Midtown Title, LLC 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 19th day of July, 2024.

Notary Public
My Commission Expires: 3/30/2029

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/30/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SOLIMAN HANNA LLC 2713 Windcrest Trail Antioch, TN 37013	New Owner	151 00 0 078.00

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 that **Soliman Hanna Investment, a Tennessee partnership** ("Grantor") does hereby quitclaim and convey unto **SOLIMAN HANNA LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, any and all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land located in the 2nd Civil District of Davidson County, Tennessee; bounded on the North by Hobson Pike, on the East by property belonging to Preston Wilson, Deed Book 5917, Page 72; and on the South by properly belonging to Frank Lombardo, Deed Book 6676, Page 937, and more precisely described as follows:

Beginning on an iron pin in the South margin of Hobson Pike Right-of-Way, located approximately 0.7 of a mile Northeast of the intersection of Hamilton Church Road and Hobson Pike; thence leaving the Right-of-Way and going with Wilson's line the next three calls: South 43 deg. 31 min. 33 sec. East, 93.11 feet to an iron pin; South 49 deg. 38 min. 06 sec. East, 57.53 feet to an iron pin; South 3 deg. 30 min. 00 sec. West, 542.22 feet to an iron pipe by a four (4) foot high cedar stump in a rock fence; thence with Frank Lombardo's line, North 89 deg. 07 min. 41 sec. West, 556.27 feet to a concrete monument on the South margin of Hobson Pike Right-of-Way; thence with the South margin of the Right-of-Way, North 37 deg. 52 min. 22 sec. East, 783.03 feet to an iron pin at the point of beginning and containing 4.79 acres, more or less.

Being the same property conveyed to Soliman Hanna Investment, a Tennessee partnership, by Warranty Deed from Timothy A. Stier and Fred A. Steir, of record in Instrument No. 20240227-0013055, in the Register's Office of Davidson County, Tennessee, dated February 22, 2024 and recorded on February 27, 2024.

This is unimproved property located at: **0 Hobson Pike, Antioch, TN 37013**

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2024.

GRANTOR:

Talaat Hanna

Talaat Hanna, Partner

Wagih Soliman

Wagih Soliman, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Talaat Hanna and Wagih Soliman, the within named bargainor(s), 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 11th day of July, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/19/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/19/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

