This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: Formerly 1-22195-MC

Karen Johnson Davidson County
Batch# 1159977 DEEDQC
07/22/2024 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240722-0054408

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: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SOLIMAN HANNA LLC 2713 Windcrest Trail Antioch, TN 37013	New Owner	15000017800

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, **Talaat Hanna, married, and Wagih Soliman, married** ("Grantor") do hereby quitclaim and convey unto **SOLIMAN HANNA LLC, a Tennessee limited liability company** ("Grantee"), their 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 in Davidson County, Tennessee, being Tract No. 8 on a Survey by Gregory Underwood dated April 11, 1982, described as follows:

Beginning at a point in the East margin of Hobson Pike, said point lying North 41 degrees 02 minutes East 1688.48 feet from the Northeast corner of Map 164, Parcel 52; thence with said margin of Hobson Pike North 41 degrees 02 minutes East 161.00 feet to a point; thence South 83 degrees 38 minutes East 767.10 feet to a point; thence South 04 degrees 48 minutes West 388.00 feet to a point; thence North 67 degrees 15 minutes West 906.04 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Talaat Hanna and Wagih Soliman by Quitclaim Deed from Soliman Hanna Investments, a Tennessee Partnership, dated February 21, 2024, and recorded on February 22, 2024, of record in Instrument No. 20240222-0012102, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Soliman Hanna Investment, a Tennessee Partnership, by Warranty Deed from Fred Stier, an unmarried man, of record in Instrument No. 20240112-0002804, in the Register's Office of Davidson County, Tennessee, dated January 10, 2024 and recorded on January 12, 2024.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property located at: **2334 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

Wagih Soliman
Wagih Soliman

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 bargainors, 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)

