Karen Johnson Davidson County
Batch # 1179048 DEEDQC
09/09/2024 08:34:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240909-0068946

THIS INSTRUMENT PREPARED BY:
Stephen W. Grace, Esq.
1019 16th Avenue South
Nashville, TN 37212

Name and Address of New Owner:
ST MARY TMCK RENTAL PROPERTIES, INC.
400 Gregg Court
Nashville, TN 37217

Name and Address of Person Responsible for Payment of Real Property Taxes: **SAME**

Tax Map Parcel No.

149 03 0 085.00

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into on this 3rd day of September, 2024. For and in consideration of the sum of Ten Dollars ($10.00) cash in hand, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, TAMER YOUSSEF, the "Grantor", does hereby convey, transfer, remise, release, relinquish, and quitclaim unto ST MARY TMCK RENTAL PROPERTIES, INC., the "Grantee", its successors and assigns, all of Grantor's right, title and interest in and to the following described real property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 6A, on the Plan of Zone Lot Division of Lots 1, 2, 3, 5 & 6, of Edge-O-Lake Villa, of record in Book 5200, Page 644, and amended in Book 6900, Page 740, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Tamer Youssef and Mona Latif, by Warranty Deed from Lisel M. Stephen, married, dated April 12, 2022 and recorded May 3, 2022 in Instrument No. 20220503-0051170, Register's Office for Davidson County, Tennessee.
>
> Property Address is: 2458 Scott Valley Drive, Nashville, TN 37217
>
> The above-described property is improved property.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by Tenn. Code Ann. § 260-2-307 or other similar statute.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first written above.

Tamer Youssef
Tamer Youssef, Grantor

Date: 9/3/2024

State of Tennessee)

County of Davidson)

Before me, Notary Public of the State and County aforesaid, personally appeared Tamer Youssef, who upon oath acknowledged himself to be the above-named Grantor and that he executed the foregoing instrument for the purpose therein contained, by so affixing his signature.

Notary Public

My Commission Expires: 3-31-2026

STEPHEN W GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Tamer Youssef

Tamer Youssef, Grantor

Date: 9/3/2024

State of Tennessee)

County of Davidson)

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

Notary Public

My Commission Expires: 3-31-2026

STEPHEN W GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON