Karen Johnson
Batch # 1179048
09/09/2024 08:34:17 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240909-0068947

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.

15009023200

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. 21 "B" on the Plan of Zone Lot Division, Lots 21-30 (Inclusive), Cherry Hills, Section 12, of recording Plat Book 6250, Pages 174 & 175, as amended n Plat Book 6250, Page 466, and corrected in Book 7922, Page 803, all in the Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description.

Being the same property conveyed to Mona Latif, married, by Quitclaim Deed from Nagy Youssef, married, dated December 2, 2019 and recorded December 3, 2019 as Instrument No. 20191203-0124275, Register's Office for Davidson County, Tennessee.

And being the same property previously conveyed to Tamer Youssef and Nagy Youssef, by deed from Sheila W. Davis of record in Instrument No. 20191018-0106985, dated August 5, 2019, Register's Office for Davidson County, Tennessee.

Property Address is: 3169 Kinwood Drive, Antioch, TN 37013

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 had 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