Karen Johnson Davidson County
Batch# 1190790 DEEDQC
10/07/2024 11:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241007-0077752

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 2nd day of October, 2024

NOTARY PUBLIC
My Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

ADDRESS OF NEW OWNER:
Nashville Egyptian Service, LLC
3845 Park Royal Ln.
Antioch, TN 37217

SEND TAX BILLS TO:
New Owner

Map & Parcel:

081-15-0-451.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Maged Emad Kamal Saad,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Nashville Egyptian Service, LLC,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of George Shields Addition to North Nashville of record in Book 57, Page 62, in the Register's Office for Davidson County, Tennessee. Said Lot No. 62 fronts 50 feet on the southerly side of Heiman Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Music City Financial, LLC, a Limited Liability Company by Warranty Deed from Darlene Stephens, and Phillip McEwen, Jr of record in Instrument No. 20231103-0086175 Register's Office for Davidson County, Tennessee, dated October 31, 2023 and recorded on November 3, 2023.

Being the same property conveyed to Maged Emad Kamal Saad by Warranty Deed from Music City Financial, LLC of record in Instrument No. 20231114-0088640 Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on November 14, 2023.

This is real property commonly known as 1909 Heiman St., Nashville, TN 37208

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2nd day of October, 2024

Maged Emad Kamal Saad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Maged Emad Kamal Saad, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 2nd day of October, 2024

Notary Public

My Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on October 2, 2024.

J. Carlton Drumwright

October 2, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 2, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY