QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1216453 DEEDQC
12/16/2024 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097199

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

Samia Aghalla

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

13 DAY OF December, 2024.

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/17/27

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 151224

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
G & JJ Group, LLC	SAME AS NEW OWNER	133-16-0A-148.00CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **GAMIL K. KAMEL**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **G & JJ Group, LLC, a Tennessee limited liability company**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit K-18 of Harding Glen Condominium, as established by Master Deed of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee, as shown on Plat appended to said Master Deed as Exhibit A-2, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gamil K. Kamel, by Warranty Deed from David Highsmith, a single man, dated November 30, 2018, and recorded on December 3, 2018, of record in Instrument No. 20181203-0117563, in the Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

HOLLINGSHEAD
TITLE & ESCROW
1720 WEST END AVENUE #403
NASHVILLE, TN 37203

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is improved property known as 270 Tampa Drive, Unit K18, Nashville, TN 37211.

Witness our/my hand on the _____day of December, 2024.

Gamil K. Kamel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gamil K. Kamel, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of December, 2024.

Notary Public
My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 12.13.2024.

Kimberly Hollingshead, Esq.

December 13, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of December, 2024.

Notary Signature

My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON