3

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson
Batch # 1218842
12/26/2024 08 44 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241226-0099367

This Instrument Prepared by and Returned To:
Dylan D. Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
St. Barbara LLC 2028 Pulley Place Nolensville, TN 37135	SAME	096-09-0-209.00

Maged Ragaa Samuel, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **St. Barbara LLC, a Tennessee Limited Liability Company,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Land in Davidson County, Tennessee, Being Lot No. 87 on The Plan of Twin Lawn Subdivision, as of Record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
Said Lot No. 87 fronts 75 feet on the southerly side of Lakeland Drive and runs back between lines 154.1 feet on the westerly side and 148 feet on the easterly side to a deadline in the rear and measures 75 feet on said deadline.

Being the same property conveyed to Maged Ragaa Samuel by Warranty Deed from Bennie Jan Cason, unmarried, of record in Instrument No. 20241226-0099365 **Register's Office for Davidson County, Tennessee.**

This is improved property known as 2829 Lakeland Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December, 2024.

MAGED RAGAA SAMUEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Maged Ragaa Samuel**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2024.

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19 day of December, 2024.

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public