QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Baheg Habib
Affiant

Subscribed and sworn to me on December 3rd, 2024.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROCKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon the Grantor, and tle search.

Karen Johnson Davidson County
Batch # 1224729 DEEDQC
01/08/2025 04:03:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250108-0001766

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nihal E. Hanna 4204 Longfellow Dr., Nashville, TN 37214	Nihal E. Hanna 308 Antioch Pike Nashville, TN 37211	062-02-B-264

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Baheg K. Habib, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Nihal E. Hanna, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of First Revision, Abbington Park, Phase Two-Section One, of record in Instrument No. 20081024-0106746, and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Baheg K. Habib and Nihal E. Hanna, Husband and Wife, by Warranty Deed from Catherine M. Frizzell, formerly known as Catherine M. Blackwell, and Derek N. Frizzell, Husband and Wife, dated April 12th, 2018 and recorded on April 16th, 2018, of record in Instrument No. 20180416-0035430, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 4204 Longfellow Dr., Nashville TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Dec. 3rd (BS) 2024.

Baheg Habib

Baheg K. Habib

STATE OF TN

COUNTY OF Davidson

On Dec. 3 (BS), 2024, before me personally appeared **Baheg K. Habib**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 3rd Dec. (BS), 2024.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025