Karen Johnson
Batch # 1228833
01/22/2025 01:38:22 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250122-0005039

RECORD AND RETURN TO:
SG Holding, Inc.
413 Ridgecrest Lane
Lebanon, TN 37087

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0. Sam Ghali AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of January, 2025. Mika L Brummel NOTARY PUBLIC My commission expires: 5/31/2026

MIKA L. BRUMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY: SG Holding, Inc., 413 Ridgecrest Lane, Lebanon, TN 37087		
ADDRESS NEW OWNER: SG Holding, Inc. 413 Ridgecrest Lane Lebanon, TN 37087	SEND TAX BILLS TO: Same as Address of New Owner	MAP-PARCEL NUMBERS 043-01-0C-026.00-CO

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Sam Ghali,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **SG Holding, Inc., a Tennessee Corporation** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 26, Homes at Pierce Road, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at Pierce Road, as set forth in Exhibit "B" of record in Instrument No. 20200304-0024402, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sam Ghali, a married man, by Warranty Deed from Nelson Andrew Beck and Christal Dawn Beck, husband and wife, dated 05/06/2020, recorded 05/06/2020 in Instrument No. 20200512-0049264, Register's Office for Davidson County, Tennessee.

This is improved property known as 1207 Pierce Road, Lot 26, Madison, TN 37115.

WITNESS MY HAND, this 22 day of January, 2025.

Grantor

Sam Ghali

Sam Ghali

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Mika L. Brummel, **Sam Ghali**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 22 day of January, 2025.



Mika L Brummel

Notary Public

Mika L. Brummel

Printed Notary Name

My commission expires: 5/31/2026