Karen Johnson Davidson County
Batch # 1232986 DEEDQC
02/03/2025 01:02:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250203-0008004

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

QUITCLAIM DEED

MIKA L BRUMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

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

THIS INSTRUMENT PREPARED BY:
SG Holding, Inc. 413 RidgeCrest Lane, Lebanon, TN 37087

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SG Holding, Inc. 413 RidgeCrest Lane Lebanon, TN 37087	Same as Address of New Owner	043-01-0C-001.00-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 and Mena Faheem,** 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 No. 1 on the plan of Homes at Pierce Road, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200304-0024402, in the 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, an unmarried man, and Mena Faheem, an unmarried man by Warranty Deed from Nelson Andrew Beck and Christal Dawn Beck, husband and wife, dated 11/22/2021, recorded 12/02/2021 in Instrument No. 20211202-0159408, Register's Office for Davidson County, Tennessee.

This is improved property known as 1100 Palmer Avenue, Nashville, 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

WITNESS MY HAND, this 2 day of February, 2025.

Grantor

Mena Faheem

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Lynnette Lawhon, **Mena Faheem**, 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 2 day of February, 2025.

Notary Public

Lynnette Lawhon

Printed Notary Name

My commission expires: 10-4-2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY