Name and Address of New Owner:
Trinity Investee LLC,
3765 Grace Falls Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1234898 DEEDQC
02/06/2025 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250206-0009217

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14707012700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bichoy Saad, a married man as his sole and separate property ,** "the Grantor," convey and quitclaim unto **Trinity Investee LLC, a Tennessee liability company,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Units A and B, Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240703-0050145, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 321 Flora Maxwell Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240703-0050145, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bichoy Saad, a married man as his sole and separate property by Warranty Deed from Rent-It Holdings, LLC, a Tennessee Limited Liability Company, dated November 21st 2023 and recorded November 22nd 2023 of record in Instrument No. 20231122-0091089, said Register's Office, Davidson County, Tennessee.

This is unimproved property known as 321 Flora Maxwell Lane, Nashville, TN 37211

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 FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24 day of January, 2025.

_____(SEAL)
Bishoy Saad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of January, 2025, before me personally appeared **Bishoy Saad**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, of office, this 24 day of January, 2025.

_____
Notary Signature
My commission expires:

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of January, 2025.

_____
Notary Signature
My commission expires: 4/19/2025

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/24/25 (date of document).

Affiant Signature

1/24/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

