Name and Address of New Owner:
Maged Saad
3845 Park Royal Lane
Nashville, TN 37013

Send Tax Bills To:
Maged Saad
3845 Park Royal Lane
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 1235755 DEEDQC
02/10/2025 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250210-0009846

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 150 07 0 221.00

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, **Nashville Egyptian Service LLC,** "the Grantor," convey and quitclaim unto **Maged Saad,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 113, Towne Village of the Country Subdivision, Section II, as shown in Plat Book 5200, page 176-177, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tennessee Affordable Housing, LLC, a Tennessee limited liability company, by deed dated 01/11/2019 and recorded 01/28/2019, from Asset Preservation LP, of record in Instrument Number 20190128-0007906, and being further conveyed to Music City Holdings LLC, a Texas limited liability company, by deed dated 07/31/2024 and recorded 08/01/2024, from Tennessee Affordable Housing, LLC, a Tennessee limited liability company, of record in Instrument Number 20240801-0058299, and being further conveyed to Nashville Egyptian Service LLC, a Tennessee limited liability company, by deed dated 07/31/2024 and recorded 08/05/2024, from Music City Holdings LLC, a Texas limited liability company, of record in Instrument Number 20240805-0059486, Register's Office of Davidson County, Tennessee.

Property Address: 3308 Towne Ridge Drive Nashville, TN 37013

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 6th day of February, 2025.

Maged Saad
Nashville Egyptian Service, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Maged Saad, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Nashville Egyptian Service, LLC, the within named bargainor, a Tennessee limited liability company, and that Maged Saad as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2025.

Notary Signature
My commission expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

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**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of February, 2025.

Notary Signature
My commission expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 6, 2025.

J. Carlton Drumwright

February 6, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 6, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY