QUITCLAIM DEED

STATE OF TN, COUNTY OF Wilson

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

Baheg Habib
Affiant

Subscribed and sworn to me on 02 20, 2025.

NOTARY PUBLIC

My Commission Expires: June 26, 2027

NEVEEN SHARABY STATE OF TENNESSEE NOTARY PUBLIC COUNTY of WILSON

Karen Johnson Davidson County
Batch # 1239090 DEEDQC
02/20/2025 03:56:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250220-0012625

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 Hanna & Mario Habib 2822 Saint Edwards Dr. Nashville, TN 37211	Same as New Owner	119-10-0 105.00

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 Habib, married, 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 Hanna, married and Mario Habib, unmarried, hereinafter called **"GRANTEES,"** their 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. 2 on the Map of Nolensville Heights Subdivision, of record in Book 2083, page 80, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Mario Habib, an unmarried man and Baheg Habib and Nihal Hanna (erroneously referred to as Nihal Hannah), husband and wife, by Warranty Deed from Jonathan Ehrman, a married man, dated November 4th, 2024, and recorded on November 6th, 2024, of record in Instrument No. 20241106-0086148, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 2822 Saint Edwards Dr., Nashville, TN 37211.

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 02 20, 2025.

Baheg Habib

Baheg Habib

STATE OF Tennessee

COUNTY OF Wilson

On 02 20, 2025, before me personally appeared **Baheg 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 02 20, 2025.

NOTARY PUBLIC

My Commission Expires: June 26, 2027

NEVEEN SHARABY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of WILSON