File #2025021191
This Instrument is prepared by
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Karen Johnson Davidson County
Batch # 1255038 DEEDQC
04/02/2025 10 27 19 AM 2 pgs
Fees $12 00 Taxes $0 00
20250402-0024954

# QUITCLAIM DEED

**Address of New Owner:**
H2FM, LLC
3411 Hydes Ferry Road
Nashville, TN, 37218

**Send Tax Bills to:**
SAME

**Map-Parcel:**
069-16-0-080.00

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**For and in consideration** of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Adel Saad, married man and Hany Ghatas, married man.** does hereby quitclaim and transfer to **H2FM, LLC, a Tennessee limited liability company**, all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows·

A certain tract or parcel of land in Davidson County, Tennessee, being a part of the W. W. Cundall 5 8 acre tract, starting at a point in the center of the Hydes Ferry Road at the common corner of W. W. Cundall and A. T. Putman property, thence 175 feet in a Southwesterly direction to a stake; thence in a Southeasterly direction 100 feet to stake, thence in a Northeasterly direction 175 feet to the center of Hydes Ferry Road; thence 100 feet in a Northwesterly direction to the point of beginning.
Being the same property conveyed to Chioma Queen Epps by Warranty Deed from Bordeaux Old School Primitive Baptist Church, an unincorporated organization of record in Instrument No 20220519-0058366 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 19, 2022

Being the same property conveyed to Adel Saad, a married man and Hany Chatas, a married man by Warranty Deed from Chioma Queen Epps, a single woman of record in Instrument No. 20240927-0074977 Register's Office for Davidson County, Tennessee, dated September 18, 2024 and recorded on September 27, 2024

**** This instrument was prepared by information provided by the parties****

This is improved property known as: **3411 Hydes Ferry Road, Nashville, TN, 37218.**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 26th day of March, 2025

Adel Saad
**Adel Saad**

Hany Ghatas
**Hany Ghatas**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Adel Saad**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 26th day of March, 2025

Notary Public

My Commission expires: 6/22/26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Hany Ghatas**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 26th day of March, 2025.

Notary Public

My Commission expires 6/22/26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me under oath this 26th day of March, 2025

Notary Public

My Commission Expires 6/22/26