This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1262394 DEEDQC
04/21/2025 12:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250421-0030085

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 16 day of April, 2025.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11/08/28

NAME AND ADDRESS OF PROPERTY OWNER:
Living Waters Homes, LLC, TN Homes, LLC & Sams Nashville TN, LLC
712 Sedley Road
Nolensville, TN 37135
SEND TAX BILLS TO:
Living Waters Homes, LLC, TN Homes, LLC & Sams Nashville TN, LLC
712 Sedley Road
Nolensville, TN 37135

MAP AND PARCEL NUMBER: 15100009500

QUITCLAIM DEED

25NT00350

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Living Waters Homes LLC, a Tennessee Limited Liability Company, and TN Homes LLC, a Tennessee Limited Liability Company, and Samuel Tadros

By these presents do remise, release and **QUITCLAIM** unto

Living Waters Homes LLC, a Tennessee Limited Liability Company, and TN Homes LLC, a Tennessee Limited Liability Company, and Sams Nashville TN, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in the 2nd civil district of Davidson County, Tennessee identified as Parcel ID 15100009500 and being part of the same property conveyed to JCH Development Company, Inc., a Tennessee Corporation, by warranty deed from Dorothy Jean Omohundro Sorrells and husband, Hessey Earl Sorrells, of record in Book 8787, Page 944, Register's Office of Davidson County (R.O.D.C.), Tennessee; and by warranty deed from Imogene Mackey Phelps, Jesse L. Mackey, Eva Fay Mackey Jared, Neva Gay Mackey Coates, Maxie C. Mackey, Linda Mackey Spinosa, Nancy Mackey Roberts, Carolyn M. Demerich and Dianne M. Crowell, of record in Book 7739, Page 657, R.O.D.C., and by warranty deed from James M. Rhea and wife, Linda W. Rhea, of record in book 7736, Page 247, R.O.D.C.

Beginning at a point in the northerly ROW of Hobson Pike, said point being the southwest corner of Long Hunter Chase Phase 3 Section 3 instrument number 20081014-0103113 R.O.D.C.; thence, with a curve to the left, leaving Hobson Pike ROW and with the westerly ROW of Derbyshire Drive, said curve having a chord of N28°30'26"E 35.36', a radius of 25.00' and length of 39.27'; thence, N16°29'34"W 20.30'; thence, with a curve to the left said curve having a chord of N31°20'30"W 166.58', a radius of 325.00' and length of 168.46'; thence, N46'1 1 '27"W 113.21' to a point being the southeast corner of Lot 124 of Long Hunter Chase Phase 1 Section 1 as recorded in Plat Book 7900 Pages 829-831 R.O.D.C. ; thence, leaving ROW of Derbyshire Drive and with the southerly boundary of Long Hunter Chase Phase 1 Section 1 S43°48'33"W 68.17'; thence, S80°35'32"W 127.94'; thence, N88°25'52"W 144.52'; thence, S87°56'29"W 135.11'; thence, S67°06'16"W 124.65'; thence, S57°04'05"W 179.71' to a point being the southwest corner of Open Area "F" of Long Hunter Chase Phase 1 Section 1, said point being

in the easterly ROW of Smith Springs Parkway; thence, with a curve to the right and with the easterly ROW of Smith Springs Parkway, said curve having a chord of S22°35'15"E 277.29' a radius of 1490.00' and length of 277.70'; thence, with a curve to the left said curve having a chord of S61°52'14"E 35.12' a radius of 25.00' and length of 38.94' to a point within the northerly ROW of Hobson Pike; thence, with the northerly ROW of Hobson Pike N73°30'26"E 770.00' to the point of beginning, containing 5.87 acres more or less, according to a survey provided by Enfield Group, 503 East Iris, Nashville, TN 37204.

Being the same property conveyed to Living Waters Homes LLC, a Tennessee Limited Liability Company, and TN Homes LLC, a Tennessee Limited Liability Company, and Samuel Tadros from JCH Development Company, Inc., a Tennessee Corporation, by Warranty Deed dated 12/28/2020 and recorded 01/07/2021 in Instrument No. 20210107-0003281, Register's Office of said County.

This is an unimproved property commonly known as: 0 Hobson Pike, Antioch, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16 day of April, 2025.

MH Member

Medhat Wahba, Member, Living Waters Homes, LLC

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Medhat Wahba,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **Living Waters Homes, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16 day of April, 2025.

Notary Public

My Commission expires: 11 / 08 / 28.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Nader Mikhail chief executive manager
Nader Mikhail, Chief Executive Manager, TN Homes, LLC

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Nader Mikhail,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Chief Executive Manager** of **TN Homes, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16 day of April, 2025.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 11 / 08 / 28.

Samuel Tadros Authorized

Samuel Tadros, Authorized Signer, Sams Nashville TN, LLC

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Samuel Tadros,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Authorized Signer** for **Sams Nashville TN, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16 day of April, 2025.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 11 / 08 / 28.

Samuel Tadros

Samuel Tadros

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Samuel Tadros**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of April, 2025.

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 11 / 08 / 28.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-16-2025 (date of document).

Affiant Signature

4.17.2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of April, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26