REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1265302 DEEDQC
04/28/2025 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250428-0032406

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 25 DAY OF April, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Waheed Halim Ewida and Ebram Zakaria Farag
3226 Amaranth Avenue
Murfreesboro, TN 37128

NEW OWNER:
Waheed Halim Ewida and Ebram Zakaria Farag
3226 Amaranth Avenue
Murfreesboro, TN 37128

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 25th day of April, 2025 between ELITE DEVELOPMENTS LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and WAHEED HALIM EWIDA AND EBRAM ZAKARIA FARAG, as equal tenants in common (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, Lot 31 of Final Plat of Aldwych Village Phase 2, Section 2 of record in Plat Instrument No. 20210105-0002019, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Elite Developments, LLC, a Tennessee limited liability company from Hee Kyung Shin by Warranty Deed dated September 14, 2018 and recorded on September 24, 2018, in Instrument No. 20180924-0094261, Register's Office of Davidson County, Tennessee.

TAX PARCEL # 148 08 0B 031.00

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 4745 Long Branch, Antioch, TN 37013.

In the event of a discrepancy between the property addresses, tax parcel number sand the legal descriptions, the legal descriptions shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

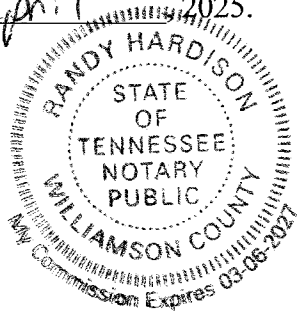
ELITE DEVELOPMENTS LLC
a Tennessee Limited Liability Company

BY: HAROUN SOLTAN
Haroun Soltan, Managing Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Haroun Soltan to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Managing Member of ELITE DEVELOPMENTS LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent. Witness my hand and seal at office in the aforesaid state and county this 25th day of April, 2025.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Mandy Maynor, 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

April 25, 2025.

Date

Mandy Maynor

Affiant Signature

April 28, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of April, 2025.

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Notary Signature

My Commission Expires: _____