Karen Johnson Davidson County
Batch# 1274439 DEEDQC
05/19/2025 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250519-0039132

**PREPARED BY:**
**Closed Title**
**278 Franklin Road, Suite 160**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of May, 2025.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

**ADDRESS OF NEW OWNER:**
4112 Saunders Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

Map & Parcel: 061-10-0-135.00

## QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **MHRT Group, LLC, a Tennessee limited liability company**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Mayyadah Alwiswasee and Hussein Alnuaimi, wife and husband**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (S) 77 and 78, 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 the same property conveyed to MHRT Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Mayyadah Alwiswasee, married of record in Instrument No. 20230313-0017945 Register's Office for Davidson County, Tennessee, dated February 23, 2023 and recorded on March 13, 2023.

This is real property commonly known as 4112 Saunder Avenue, Nashville, Tennessee 37216.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 16th day of May, 2025.

MHRT GROUP, LLC

By: Mayyadah Alwiswasee
Its: Sole Member

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mayyadah Alwiswasee**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member (or other officer authorized to execute the instrument) of MHRT Group, LLC, the within named bargainor, a Tennessee limited liability company, and that she, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 16th day of May, 2025.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# 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 May 16, 2025.

J. Carlton Drumwright

May 16, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 16, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY