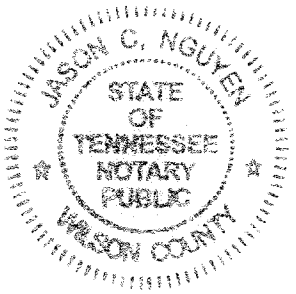
Karen Johnson Davidson County
Batch# 1275692 DEEDQC
05/20/2025 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250520-0039640



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.

Cindy Moses
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 16 DAY OF MAY, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 5/14/29

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

SEND TAX BILLS TO:
BA INVESTMENT GROUP LLC
1116 Silvermoon Drive
Antioch, TN 37013

NEW OWNER:
BA INVESTMENT GROUP LLC
1116 Silvermoon Drive
Antioch, TN 37013

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) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) .

This indenture is made and entered into this 16th day of May, 2025 between BASHAR ABOONA (hereinafter referred to as "GRANTOR") and BA INVESTMENT GROUP LLC, a Tennessee Limited Liability Company (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 quitclaim 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, being Lot No. 206, on the Plan of Chandler Reserve, Phase 3 , as shown on plat of record in Instrument No. 20241120-0090421, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation from Desperado Partners, a Tennessee General Partnership by Special Warranty Deed dated July 26, 2021 and recorded on August 2, 2021 in Instrument No. 20210802-0103830, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bashar Aboona from Meritage Homes of Tennessee, Inc., an Arizona Corporation by Special Warranty Deed dated April 16, 2025 and recorded on April 21, 2025 in Instrument No. 20250421-0029853, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 076-00-0153.00 (Parent)

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1749 Flora Grove, Hermitage, TN 37076.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

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

SUBJECT to that certain deed of trust executed by Bashar Aboona dated April 17, 2025 in favor of CrossCountry Mortgage, LLC in the original amount of $304,000.00 of record in Instrument No. 20250421-0029854, Register's Office for Davidson County, Tennessee.

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

BASHAR ABOONA

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared BASHAR ABOONA, 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 that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 16th day of MAY, 2025.

SEAL

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 5/14/29

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

May 16, 2025.

Date

Mandy Maynor

Affiant Signature

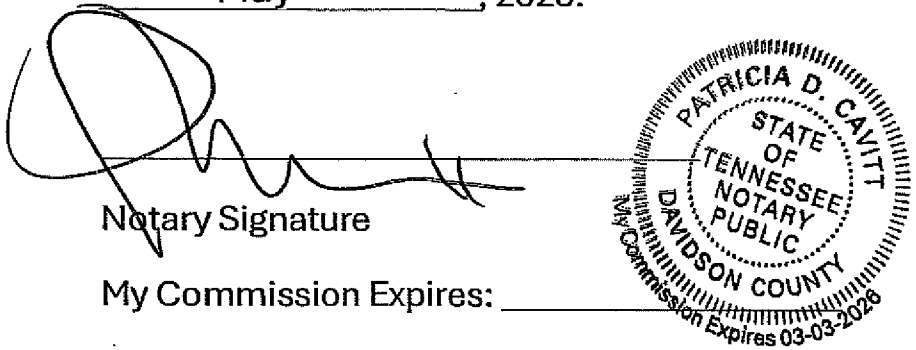
May 20, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of May, 2025.



Notary Signature

My Commission Expires: _____