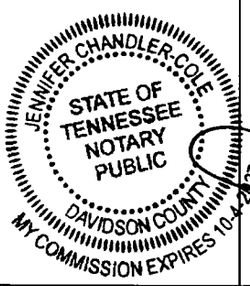
***This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Logos Realty Closing Services, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.***

# QUITCLAIM DEED

| | | |
|---|---|---|
| THIS INSTRUMENT PREPARED BY:<br><br>Logos Realty Closing Services, Inc.<br>1720 West End Ave, Suite 300<br>Nashville, TN 37203 |  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $ -0-.<br>Affiant<br>Subscribed and sworn to before me, this the 22nd day of Mayt 2025<br>Notary Public |
| Address New Owner: | Send Tax Bill To: | Map-Parcel Numbers |
| St. Barbara LLC<br>2028 Pulley Place<br>Nolensville, TN 37135 | NEW OWNER | 096-09-0-209.00 |
| | | Karen Johnson Davidson County<br>Batch# 1277280 DEEDQC<br>05/23/2025 02:24:30 PM 3 pgs<br>Fees: $17.00 Taxes: $0.00<br>20250523-0040945 |

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **Mina Ayoub , individually and Mina Ayoub as Member of St Barbara LLC, a Tennessee Limited Liability Company,** hereinafter called "Grantor", does hereby transfer and convey unto **Maged Ragaa Samuel as Sole Member of St. Barbara LLC, a Tennessee limited liability company** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:

Land in Davidson County, being lot no 87 on the Plan of Twin lawn Subdivision, as of Record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 87 fronts 75 feet on the southerly side of Lakeland Drive and runs back between lines 154.1 feet on the westerly side and 148 feet on the Easterly side to a deadline in the rear and measures 75 feet on said deadline.

Being the same property conveyed to St. Barbara LLC, a Tennessee limited liability company by deed of record in Instrument No. 20241226-0099367, said Register's Office.

**This is improved property known as 2829 Lakeland Drive, Nashville, TN 37214**

Executed by our hands this the 22nd Day of May, 2025.

**St Barbara LLC, a Tennessee Limited Liability Company**

Mina Ayoub, member
Mina Ayoub
Member

***STATE OF Tennessee )***
***COUNTY OF Davidson )***

On this 22nd day of May 2025 before me personally appeared Mina Ayoub as Member of **St Barbara LLC, a Tennessee Limited Liability Company** to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed as Member.

Witness my hand and official seal at Nashville, Tennessee this 22nd Day of May 2025.

Tuwana J. Bryant
*Notary Public*

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Executed by our hands this the 22nd Day of May, 2025.

Mina Ayoub
Mina Ayoub, Individually

***STATE OF Tennessee )***
***COUNTY OF Davidson )***

On this 22nd day of May 2025 before me personally appeared Mina Ayoub to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 22nd Day of May 2025.

Tuwana J. Bryant
*Notary Public*

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

**Please return to**
Logos Realty Closing Services, Inc.
1720 West End Ave, Suite 300
Nashville, TN 37211

# Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 22, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 5/23/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05/23/2025.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

