This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1298257 DEEDQC
07/16/2025 02:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250716-0056254

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
George Hanna 902 Green Meadow Lane Smyrna, TN 37167	New Owner	164-11-0B-065.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SAMWAIL IBRAHIM**, an unmarried man ("Grantor"), does hereby quitclaim, transfer and convey unto **GEORGE HANNA**, an unmarried man ("Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 548 Windflower Pass, Antioch, Davidson County, Tennessee 37013. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 16 day of July, 2025.

GRANTOR:

Samwail Ibrahim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Samwail Ibrahim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 16 day of July, 2025.

Catherine Clearwaters
Notary Public

My Commission Expires: 1/22/29

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

George S. Hanna
AFFIANT

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

Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1/22/29



Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Final Plat, Hobson Park, Cluster Lot Subdivision of record in Plat at Instrument No. as shown in Plat of record in Plat at Instrument No. 20240515-0036116, 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 Samwail Ibrahim, by deed, of record in Instrument No. 20250430-0033399, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 7/16/2025 (date of document).

Andrea P. Perry
Affiant Signature

July 16, 2025
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 16th day of July, 2025

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 7, 2026

