This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **J&M Investment, LLC** ("Grantor"), a Tennessee Limited Liability Company, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Girgis Helmy Youssef and Erini A. Ryad, Husband and Wife,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being known as Lot No. 44 as shown on the map entitled Providence Park, Phase 3, R10 Cluster Lot Option of record as Instrument No. 20070130-0012382, Register's Office for Davidson, County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Girgis Youssef and Erini Ryad, husband and wife by Warranty Deed from Mohsin Al-Hamdany and Afrah Al-Falehi, husband and wife of record in Instrument No. 20170705-0067252 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 05, 2017.

Being the same property conveyed to King David, LLC by Quitclaim Deed from Girgis Youssef and Erini Ryad of record in Instrument No. 20201022-0123153 Register's Office for Davidson County, Tennessee, dated October 02, 2020 and recorded on October 22, 2020.

Being the same property conveyed to Girgis Youssef and Erini Ryad by Quitclaim Deed from Kind David, LLC of record in Instrument No. 20230717-0054753 Register's Office for Davidson County, Tennessee, dated June 15, 2023 and recorded on July 17, 2023.

Being the same property conveyed to J&M Investment, LLC by Quitclaim Deed from Girgis Youssef and Erini Ryad of record in Instrument No. 20241008-0078123 Register's Office for Davidson County, Tennessee, dated October 08, 2024 and recorded on October 08, 2024.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28 day of July, **2025.**

J&M Investment, LLC

Member

By: Girgis H Yossef, Member

Member

By: Erini Ryad, Member

Karen Johnson Davidson County
Batch# 1303137 DEEDQC
07/29/2025 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250729-0059628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Girgis H Yossef, and Erini Ryad**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they constitute all Members of **J&M Investment, LLC**, the maker, and are authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 28 day of **July, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 28 day of **July, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

PROPERTY ADDRESS:	**4138 Providence Park Ln** **Nashville, TN 37211**
TAX PARCEL NO.:	**134-09-0B-121.00-CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Girgis Helmy Youssef and Erini A. Ryad** **2100 Oaksprings Pl** **Mt Juliet, TN 37122**
MAIL TAX BILLS TO OWNER'S ADDRESS:	**Girgis Helmy Youssef and Erini A. Ryad** **2100 Oaksprings Pl** **Mt Juliet, TN 37122**

Certificate of Authenticity

I, Holly A. Mason, 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 July 28 2025.

Affiant Signature

7/28/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

