QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

W-QCD-25-1706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mohsen Fahmy, married, and Naser Ghaly, married	**NEW OWNER**	
(NAME)	(NAME)	**135-01-0-059 00**
830 Ava Lane,		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BASSEM LAMGED AKA BASSEM NABIL, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MOHSEN FAHMY, MARRIED, AND NASER GHALY, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 126 on the Plan of Town Park Estates of record in Plat Book 3300, Page (s) 64 and 65, 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 Mohsen Fahmy, married and Naser Ghaly, married and Bassem Lamged, married, as tenants in common with right of survivorship by Warranty Deed from Sherry A Smith, single of record in Instrument No 20230504-0033125, Register's Office for Davidson County, Tennessee The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1706 D Villa Drive, Nashville, Tennessee 37217**

Karen Johnson
Batch # 1304094
07/31/2025 11 18 04 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250731-0060606

Witness my/our hand(s) this the 29 day of 07, 2025

Bassem Lamged AKA Bassem Nabil

Bassem Lamged AKA Bassem Nabil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BASSEM LAMGED AKA BASSEM NABIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29 day of July, 2025

Notary Public
My Commission Expires 11/08/28
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212