Name and Address of New Owner:
Kirollos Lewis
1617 Heiman St
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08115041100

Karen Johnson Davidson County
Batch# 1310224 DEEDQC
08/14/2025 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250814-0064905

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Three G, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Basem Farhan and Marina Tanious, husband and wife,** "the Grantees," all its interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Bransford Realty Company, a subdivision of Lots Numbers 1 and 3 and part of Lot Number 2 of the James Hamilton Tract, of record in Plat Book 332, Page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kirollos Lewis and Sousana Shehta Tanious, husband and wife, by Warranty Deed from HarborView Capital Holdings, LLC, a South Carolina limited liability company dated 5/24/2023 and filed of record in Instrument No. 20230609-0043883, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kirollos Lewis and Sousana Shehta Tanious, husband and wife, and Three G, LLC, a Tennessee limited liability company by Quitclaim Deed from Kirollos Lewis and Sousana Shehta Tanious, husband and wife, dated 4/5/2025 and filed of record in Instrument No. 20250408-0026692, in the Register's Office for Davidson County, Tennessee.

Improved property known as: 1617 Heiman Street, Nashville, TN 37208

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of August, 2025.

Three G, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Basem Farhan, Member

By: _____ (SEAL)
Marina Tanious, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Basem Farhan and Marina Tanious, Members of Three G, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Members of Three G, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Basem Farhan and Marina Tanious, Members of Three G, LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, this 13th day of August, 2025.

_____
Notary Signature
My commission expires: 3/22/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 13th day of August, 2025.

_____
Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

202508140064905

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 8/13/25 (date of document).

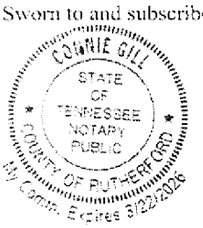
Affiant Signature

8/13/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of August, 2025.



Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 3/22/26