Karen Johnson Davidson County
Batch# 1318070 DEEDQC
09/04/2025 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250904-0070634

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Soheir Mahfouz and Sherif Sarwat Baddar 118 McMurray Circle Nashville, TN 37211	E. Mortgage Capital 18071 Finch, Suite 200 Irvine, CA 92614	147-16-OA-018.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Soheir Mahfouz, a married woman,** by these presents does hereby quitclaim and convey unto **Soheir Mahfouz and Sherif Sarwat Baddar, a married couple**, their successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of McMurray Court, a de Minimus Planned unit Development, of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Melba Raylean Slavin Henry and husband, William Patrick Henry, as tenants by the entireties, by Quitclaim Deed from Melba Paylean Slavin Henry, of record in Book 8882, page 637, Register's Office for Davidson County, Tennessee, dated March 05, 1993 and recorded on March 08, 1993.

Being the same property conveyed to Soheir Mahfouz, a married woman, by Warranty Deed from Melba Raylean Slavin Henry and husband, William Patrick Henry, of record at Instrument No. 20250610-0045478, Register's Office for Davidson County, Tennessee, dated June 6, 2025 and recorded on June 10, 2025.

Being also known as 118 McMurray Circle, Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2nd day of September 2025.

Affiant

My commission expires: 1-8-28
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 1/08/2028
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6 day of June 2025.

Soheir Mahfouz

Soheir Mahfouz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Soheir Mahfouz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 6th day of JUNE 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 6, 2025.

Affiant Signature

10th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

