Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	The Azer Family Trust 3112 Rivers Edge Dr. Nashville, Tennessee 37214
SEND TAX BILLS TO:	SAME
PARCEL ID:	085120A00200
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville, Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

THIS DEED, Made this 25th day of April, 2025 by and between Gad Gadalla Azer and Hanaa Armany Azer, Trustors and/or Trustees "Grantors", do hereby bargain, sell, release, remise, quitclaim and convey unto the The Azer Family Trust dated April 25th, 2025, Gad G. Azer and Hanna Armany Azer, Trustors and/or Trustees, here as "Grantees", all rights, title and interest in and to the following described real estate, to-wit;

Land in Davidson County, Tennessee described as follows:

Being plan of Lot No.4 on the plan of Rivers Edge, Section Two, Jackson Downs, Phase Two of Record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being same parcel conveyed to Gadalla A. Gadalla and Hanna N. Armany, Husband and Wife, from Fox Ridge Homes, Inc., by virtue of a Deed dated 8/25/2000, recorded 8/29/2000, as Instrument No. 200008290085424, County of Davidson, State of Tennessee.

Being the same property conveyed to Gad Gadalla Azer and Hanna Armany Azer, a married couple, by Quitclaim Deed, from Gadalla A. Gadalla, N/K/A Gad Gadalla Azer and Hanna N. Armany N/K/A Hanna Armany Azer, recorded as Instrument No. 20180412-0034638 on 04/12/2018, County of Davidson, State of Tennessee.

Assessor's Parel No. 085120A00200

Karen Johnson Davidson County
Batch # 1328764 DEEDQC
10/01/2025 02:48:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251001-0078304

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

Being the same property known as 3112 Rivers Edge Dr., Nashville, TN 37214

IN WITNESS WHEREOF, We have hereunto set my hand on this the 25th day of April, 2025.

Gad Gadalla Azer

Hanaa A. Azer
Hanaa Armany Azer

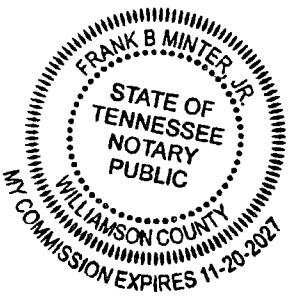
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gad Gadalla Azer and Hanaa Armany Azer , husband and wife,with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of April, 2025.

Notary Public

My Commission Expires: 11-20-2027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Hanaa A. Azer
Affiant

Subscribed and sworn to before me this 25th day of April, 2025.

Notary Public

