QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch # 1329585 DEEDQC
10/02/2025 01:54:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20251002-0078615

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Azmy Hanna and Magda Hanna, Trustees of the Azmy and Magda Hanna Living Trust	Azmy Hanna and Magda Hanna, Trustees of the Azmy and Magda Hanna Living Trust	161-2-8
(NAME)	(NAME)	
7923 Batters Place Rd	7923 Batters Place Rd	
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37421	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251437

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Azmy B. Hanna and Magda F. Hanna, husband and wife and Maggie A. Hanna, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Azmy Hanna and Magda Hanna, Trustees of the Azmy and Magda Hanna Living Trust**, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 6th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 75 on the Plan of Section 3, McMurray Woods, as of record in Book 3300, page 83, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Paul E. Whitley and wife, Ethel P. Whitley, by Warranty Deed from Cynthia L. Gunter, unmarried, dated 02/11/2004 and filed of record in Inst. No. 20040219-0019128, Register's Office for Davidson County, Tennessee. The said Paul E. Whitley having died on or about 12/08/2022, leaving the said Ethel P. Whitely the surviving tenant by the entirety and sole owner of said land.

The said Ethel P. Whitley having died testate a citizen and resident of Davidson County, Tennessee on or about 01/30/2025. Pursuant to her Will, which Will is of record in Docket No. 25P611 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised subject premises to her son, Steven Lee Whitley.

Steven Lee Whitley, Steven L. Whitley and Steven Whitley being one and the same person.

Further being the same property conveyed to Azmy Hanna and Magda Hanna, Trustees of the Azmy and Magda Hanna Living Trust, dated September 30, 2025 and filed of record in Instrument No. 20251001-0078111, Register's Office for Davidsion County, Tennessee.

Unimproved __

This is improved X property, known as 629 McMurray Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 30th day of September, 2025.

Azmy B. Hanna

Magda F. Hanna

Maggie Hanna by AIF
Maggie A. Hanna

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Azmy B. Hanna and Magda F. Hanna, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of September, 2025.

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 2/27/29

DISTRICT OF WASHINGTON DC)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Maggie A. Hanna, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of September, 2025.

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 2/27/29

Witness my hand this 30th day of September, 2025.

Azmy B. Hanna

Magda F. Hanna

Maggie Hanna
Maggie A. Hanna

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Azmy B. Hanna and Magda F. Hanna, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of September, 2025.

Notary Public
My Commission Expires:

Commonwealth of Virginia
~~DISTRICT OF WASHINGTON DC~~)
Arlington County

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Maggie A. Hanna, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes ~~therein contained~~.

Witness my hand, at office, ~~this~~ 30th of September, 2025.

Notary Public
My Commission Expires: 30 April 2026

Robert Sanchez
Commonwealth of Virginia
Notary Public
Commission No. 7791794
My Commission expires 04/30/2026