REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1334927 DEEDQC
10/16/2025 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251016-0082547

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 9th DAY OF OCTOBER, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

RANDY HARDISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:

NEW OWNER

NEW OWNER:

Nashville Quality Homes, LLC
8112 Moores Lane
Brentwood, TN 37027

QUIT CLAIM DEED

This indenture is made and entered into this 9th day of October, 2025 between **Ezat F. Saeed and Hanaa Saeed, husband and wife** , (hereinafter referred to as "GRANTOR") and **Nashville Quality Homes, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Unit 1816 B of the Homes at 1816 Ashton Avenue, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions, Restrictions ("Declaration"), of record in Instrument No. 20230411~0026552, in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the Homes at 1816 Ashton Avenue, a Horizontal Property Regime with Private Elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Ezat F. Saeed and Hanaa Saeed, husband and wife by Warranty Deed from Nashville Quality Homes, LLC, a Tennessee limited liability

company by deed dated January 31, 2025 and filed of record on February 6, 2025 of record in Instrument No. 20250206-0009250, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 069-16-0I-002.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1816B Ashton Ave, Nashville, TN 37218.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Ezat F. Saeed

Hanaa Saeed

Hanaa Saeed

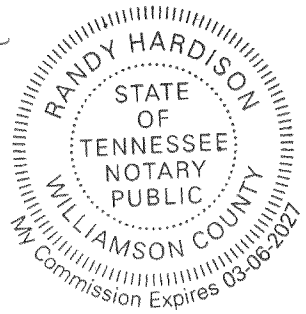
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Ezat F. Saeed and Hanaa Saeed, the bargainor(s), 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 and official seal of office, this 9th day of October, 2025.

Notary Public
My Commission Expires:
(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 10-9, 2025.

Affiant
Date: October 15, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15 day of October, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

