QUITCLAIM DEED

Karen Johnson
Batch # 1340235
10/30/2025 10 48 03 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251030-0086432

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 28 day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

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, husband and wife and Maggie A Hanna	Same	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 Hanna and Magda Hanna, Trustees of the Azmy and Magda Hanna Living Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Azmy B. Hanna and Magda F. Hanna, husband and wife and Maggie A. Hanna, an unmarried woman**, 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 Azmy B Hanna and Magda F Hanna, Trustees of the Azmy and Magda Hanna Living Trust, by Quitclaim Deed from Azmy B Hanna and Magda F Hanna, husband and wife and Maggie A Hanna, unmarried, dated 9/30/254 and filed of record in Inst. No. 202510020078615, Register's Office for Davidson County, Tennessee.

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

Witness my hand this ~~30th~~ 28th day of ~~September~~ October, 2025.

Azmy B Hanna, Trustee

Magda F. Hanna, Trustee

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Azmy B Hanna and Magda F Hanna, Trustees of the Azmy and Madga Hanna Living Trust, 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 28 of October, 2025.

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY