This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24863-AP

Karen Johnson Davidson County
Batch# 1341386 DEEDQC
11/03/2025 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251103-0086995

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ali Al-Fatlawy Tamara Abdulhamed Hassnen Al-Fatlawy 7336 Sugarloaf Dr. Nashville, TN 37211	A&D Mortgage LLC 899 W. Cypress Creek Rd Ft. Lauderdale, FL 33309	181-01-0B-163.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife** "Grantor") do/does hereby quitclaim and convey unto **Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife and Hassnen Al-Fatlawy, a single man, as joint tenants with right of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 52, Section Three, Addition to Sugar Valley, according to survey and plat of same appearing of record in Instrument 20050529-0074915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife by Warranty Deed from Argelis Phomthisene and Sompanh K Phomthisene, wire and husband, dated December 17, 2019, recorded December 19, 2019, of record in Instrument No. 20191219-0130796, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7336 Sugarloaf Drive, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2025.

GRANTOR:

Ali Al-Fatlawy

Tamara Abdulhamed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Al-Fatlawy and Tamara Abdulhamed, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of October, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-31-2025**.

Affiant Signature — Date: **10-31-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10-31-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY