This Instrument Prepared By:
Cole Law Group, P.C.
1648 Westgate Circle, Suite 301
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1342263 DEEDQC
11/05/2025 12 56 55 PM 2 pgs
Fees $12 00 Taxes $0 00
20251105-0088247

ADDRESS NEW OWNER:
Mahmoud Yousef Ginnab &
Sara Atiyeh Jaber-Ginnab, *Trustees*
Of the Ginnab Revocable Joint Trust

1020 Kipling Drive
Nashville, TN 37217

SEND TAX BILL TO:
Same

MAP/PARCEL:
120-2-13

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Mahmoud Yousef Ginnab**, of Davidson County, Tennessee (hereinafter referred to as "Grantor"), for and in consideration of ZERO DOLLARS ($0.00), this conveyance being made solely for estate planning purposes and exempt from Tennessee Real Estate Transfer tax pursuant to Tenn. Code. Ann. § 67-4-409(a)(3)(C)(vi)., does hereby **bargain, sell, release, and quitclaim** unto **Mahmoud Yousef Ginnab and Sara Atiyeh Jaber- Ginnab, as Trustees of the Ginnab Revocable Joint Trust, under Trust Agreement dated November 5, 2025, as may be amended from time to time** (hereinafter referred to as "Grantee"), all right, title, and interest of Grantor in and to the following described real property situated in Davidson County, Tennessee, to wit:

BEING all of Lot No. 128, Miro Meadows, according to plat and survey of same appearing of record in Plat Book 1424, pages 94 and 95, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Darryl L. Lewis, individually, by Warranty Deed from Wanda Williams, dated October 31, 2005, appearing of record in Instrument Number 20051104-0133802, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Mahmoud Yousef Ginnab by deed of record in Instrument No. 20090707-0063259 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO The Plan of record in Plat Book 1424, pages 94 and 95 of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, casements and set hack lines that arc applicable lo the above described properly, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any casements and right of ways of public roads and utilities

This is improved property known as 1020 Kipling Drive Nashville, TN 37217

I further certify that the **actual, true, and correct consideration for this transfer is $0.00**, and that no monetary consideration has been exchanged for the property hereby conveyed.

MAHMOUD YOUSEF GINNAB, Grantor

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared MAHMOUD YOUSEF GINNAB, with whom proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the person within named and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 5th day of Nov, 2025.

NOTARY PUBLIC

My commission expires: 03/12/29

TODD COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY