Prepared By:
Karam Sharkawy
1816 Merritt St.
Old Hickory, TN. 37138

After Recording Return To:
1816 Merritt Street.
Old Hickory, Tennessee. 37138

Karen Johnson
Batch # 1356447
12/10/2025 02 19 44 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20251210-0098239

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 09, 2025 THE GRANTOR(S),

Karam Sharkawy, a married person, whose mailing address is:
1816 Merritt Street
Old Hickory, Tennessee 37138

For and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

1. **Kyrillos Sharkawy, a single person, whose mailing address is:**
   1943 Waterford Drive
   Old Hickory, Tennessee 37138

2. **Genfyaf Mohareb, a married person, whose mailing address is:**
   1816 Merritt Street
   Old Hickory, Tennessee 37138

the following described real estate, situated in Hermitage, in the County of Davidson, State of Tennessee.

Legal Description:
Lot 18 Tulip Grove Pointe Section 1 Rev / Neighborhood Code And Name: 4158 Jackson Grove

Common Property Address:
141 Tulip Grove Pointe
Hermitage, Tennessee 37076

Being the same property conveyed to the current owner(s) of record by deed of record in Instrument No 20230911-0070862, Register's Office for Davidson County, Tennessee.

Grantor does hereby convey, release and quitclaim all of Grantor's right, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s)' heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof

This is a transfer among family members where only nominal consideration is given.

Tax Parcel Number: 086-12-0A-018-00

Mail Tax Statements To:
Kyrillos Sharkawy
1943 Waterford Drive
Old Hickory, Tennessee 37138

[SIGNATURE PAGE]

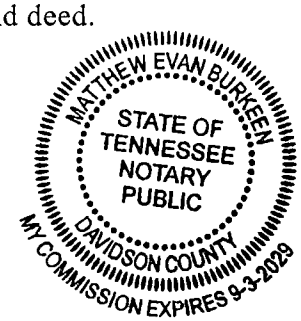
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Karam Sharkawy, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2025, before me personally appeared Karam Sharkawy, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public
My Commission Expires: 09/03/2029



AFFIDAVIT OF CONSIDERATION (OATH OF CONSIDERATION)

I, the undersigned Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00 and that this transfer is between family members.

Affiant. Karam Sharkawy

DATED. December 09, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 9th day of December, 2025, by Karam Sharkawy, Affiant.

Notary Public
My Commission Expires: 09/03/2029

