This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1362627 DEEDQC
12/30/2025 07:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103208

State of Tennessee
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 24th day of Nov., 2025.

Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Mina Kheil & Mary Abdel Malak
2401 McKinnon Court
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Mina Kheil & Mary Abdel Malak
2401 McKinnon Court
Mt. Juliet, TN 37122

MAP AND PARCEL NUMBER: 05909004000

QUITCLAIM DEED
25NT01654

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Best Home LLC, a Tennessee Limited Liability company

By these presents do remise, release and **QUITCLAIM** unto

Mina Kheil & Mary Abdel Malak, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Haynes Estates, Section 2, as of record in Plat Book 4175, Page 13, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 77 feet on the Westerly side of Meadow Hill Drive and runs back between parallel lines 140 feet to a line at the rear on which it measures 77 feet.

Being the same property conveyed to BEST HOME LLC, A TENNESSEE LIMITED LIABILITY COMPANY from DTR HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, by Warranty Deed dated 08/16/2024 and recorded 08/20/2024 in Instrument No. 20240820-0063754, Register's Office of said County.

Being the same property conveyed to DTR Homes, LLC, a California limited liability company from Emily Cooper, single, Marcus Deon Edwards, single, and Sandis Cooper Jr., married, by Warranty Deed dated 08/16/2024 and recorded 08/20/2024 in Instrument No. 20240820-0063753, Register's Office of said County.

Being the same property conveyed to Sandis Cooper and wife, Essie L. Cooper, by virtue of that certain Deed dated July 29, 1969, and being of record at Book 4357, Page 665 in the Register's Office of Davidson County, Tennessee. Sandis Cooper having pre-deceased Essie L. Cooper on/or about October 16, 1998. Essie L. Cooper having deceased on/or about October 5, 2021 leaving Emily Cooper, Sandis Cooper, Jr. and Sherlene Fry as her remaining heirs by Affidavits of Heirship of record at Instrument No. 20240820-0063749 and Instrument No. 20240820-0063750, in said Register's Office, Tennessee. Sherlene Fry died intestate on December 3, 2022

leaving Marcus Deon Edwards as her only heir by Affidavits of Heirship in Instrument No. 20240820-0063751 and Instrument No. 20240820-0063752, in said Register's Office, Tennessee.

This is an improved property commonly known as: 4601 Meadow Hill, Nashville, TN 37218

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

Witness our hands this 24 day of November 2025

Mina Kheil

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mina Kheil,** the within named bargainer, 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 24 day of November, 2025.

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3 / 6 / 2029

Mina Kheil, Sole Member, Best Home LLC

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mina Kheil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member of Best Home LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.
Witness my hand, at office, this 24 day of November 2025.

Notary Public

My Commission expires: 3 / 6 / 2029.

Mary Abdel Malak

Mary Abdel Malak

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary Abdel Malak,** the within named bargainer, 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 24 day of November, 2025.

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029

Tennessee Certification of Electronic Document

I, Shawn Stevens do hereby make oath that I am a licensed attorney and/or 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 11/24/25 (date of document).

Affiant Signature

12/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of DEC, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26

Tennessee Certification of Electronic Document

I, Shawn Stevens do hereby make oath that I am a licensed attorney and/or 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 _____(date of document).

Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this ____ of _____, _____.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26