Karen Johnson
Batch # 1362744
12/30/2025 09:56:24 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251230-0103359

Name and Address of New Owner:
Living Waters Homes, LLC
Sams Nashville TN, LLC
Cornerstone Builders Group, LLC
2818 Georgia Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 09210013100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Living Waters Homes LLC and Sams Nashville TN LLC** , " the Grantors," convey and quitclaim unto **Living Waters Homes LLC, Sams Nashville TN LLC and Cornerstone Builders Group LLC** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of I.L Pendleton's Subdivision of the Steger Home Place of record in Plat Book 421, Page 106, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Living Waters Homes LLC and Sams Nashville TN LLC by virtue of a deed from Navery C. Moore, married, dated September 24, 2025 and being of record in Instrument #1326773 in the Register's Office of Davidson County, Tennessee.

The property is known as 2818 Georgia Avenue, Nashville, TN 37209.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 19th day of December, 2025.

Living Waters Homes LLC, a Tennessee Limited Liability Company

By: _____
Medhat Wahba, Member

Sams Nashville TN LLC, a Tennessee Limited Liability Company

By: _____
Samuel Tadros, Member

Sams Nashville TN LLC, a Tennessee Limited Liability Company

By: _____
Sally Mehany, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Medhat Wahba, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Living Waters Homes LLC, the within named bargainor, a Tennessee limited liability company, and that Medhat Wahba as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2025.

_____
Notary Signature
My commission expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Samuel Tadros and Sally Mehany, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members (or other officer authorized to execute the instrument) of Sams Nashville TN LLC, the within named bargainor, a Tennessee limited liability company, and that Samuel Tadros and Sally Mehany as such members executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2025.

_____
Notary Signature
My commission expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 19th day of December, 2025.

Notary Signature
My commission expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON