Karen Johnson Davidson County
Batch# 1366722 DEEDQC
01/07/2026 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260107-0001227

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-10-2027

File #22-DM-1014-103

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Mahfouz & Josh Childress	**Same as New Owner**	
(NAME)	(NAME)	**105 01 1Y 103.00 CO**
8571 Cypress Point Avenue		
(ADDRESS)	(ADDRESS)	
Buena Park, CA 90621		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL MAHFOUZ, MARRIED,,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **MICHAEL MAHFOUZ AND JOSH CHILDRESS, AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as UNIT 103 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended at First Amendment of record at Instrument No. 20240625-0047065, and amended at Second Amendment of record at Instrument No. 20240711-0052228, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to MICHAEL MAHFOUZ, a married person, by deed from from HAROLD & OWEN, LLC, a Tennessee limited liability company, of record in Instrument No. 20241009-0078528 in the Register's Office of Davidson County, Tennessee, dated October 3, 2024, and recorded on October 9, 2024, in the Register's Office of Davidson County, Tennessee.

The above-described property is not and has never been the primary or marital residence of the grantor herein.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 1014 16th Avenue S, #103, Nashville, TN 37212.

Witness my/our hand(s) this the 15 day of October, 2025.

Michael Mahfouz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Michael Mahfouz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of OCTOBER, 2025.

Notary Signature
My commission expires:

SEE ATTACHED
CALIFORNIA ACKNOWLEDGEMENT

RETURN TO:
Michael Mahfouz & Josh Childress
8571 Cypress Point Avenue
Buena Park, CA 90621

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE } SS.

On OCT. 15. 2025 (DATE), before me, LAWRENCE YOO, Notary Public,

personally appeared MICHAEL MAHFOUZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

LAWRENCE YOO
COMM. # 2495591
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 27, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER _____ TITLE(S)
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ GUARDIAN/CONSERVATOR
- ☐ SUBSCRIBING WITNESS
- ☐ OTHER: _____

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

QUITCLAIM DEED
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

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True Copy Certification

I, **Kaz Arbogast,** 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 this the ~~6~~ 15 day of ~~January~~ October, ~~2026~~ 2025.

Affiant Signature
Date January 6, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027