Name and Address of New Owner:
OAK INVEST LLC
3764 Faulkner Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1369858 DEEDQC
01/15/2026 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260115-0003665

Map & Parcel No: 146 03 0 010.00

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, **Khalid Al-saad, a married man,** "the Grantor," convey and quitclaim unto OAK INVEST LLC, A TENNESSEE LIMITED LIABILITY COMPANY, "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

BEING Lot No. 1 on the Plan of Creighton Meadows Addition, as of record m Plat Book 3300, Page 90, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Khalid Al-saad, a married man by Warranty Deed from Gary B. Guinn, a married man, and Lisa G. Sanders, a married woman, dated May 23, 2023, of record in Instrument No. 20230524-0039007, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Improved property known as: 701 Brindley Drive, Nashville, TN 37220

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantor have executed this Quitclaim Deed on the 7 day of January, 2026.

Khalid Al-saad (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 of January, 2026, before me personally appeared Khalid Al-saad, 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 7 day of January, 2026.

Notary Signature
My commission expires: 05/08/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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-, 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 7 day of January, 2026.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 1/7/26 (date of document).

Affiant Signature

1/7/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of January, 2026

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL