Name and Address of New Owner:
Melad Ghepreial and Neveen Youssif
126 Judson Drive
Hendersonville, TN 37075

Send Tax Bills To:
New owner

This Instrument Prepared By:
CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 043-02-0-143.00

Karen Johnson Davidson County
Batch # 1375643 DEEDQC
02/04/2026 10:52:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260204-0007760

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, **Melad Ghepreial, a married man,** "the Grantor," conveys and quitclaims unto **Melad Ghepreial and Neveen Youssif, husband and wife,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 4 on the Final Plat Re-subdivision of Lot 1 on the plan of Dean Acres, of record in Instrument No. 20241217-0097901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Melad Ghepreial, a married man by Warranty Deed from Michael E. Barnes, an unmarried man of record in Instrument No. 20251212-0099140 Register's Office for Davidson County, Tennessee, dated December 9, 2025 and recorded on December 12, 2025.

This property is known as 1134 Snow Avenue, Madison, TN 37115.

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 has executed this Quitclaim Deed on the 16th day of January, 2026.

Melad Ghepreial (SEAL)
Melad Ghepreial

STATE OF TENNESSEE
COUNTY OF Sumner

On this 16th day of January, 2026, before me personally appeared Melad Ghepreial, 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.

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 16th day of January, 2026.

Notary Signature
My commission expires: 9/3/29

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 Sumner

Sworn to and subscribed before me this 16th day of January, 2026.

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 9/3/29