Name and Address of New Owner:
Yahia Al-Shara
1157 Cleveland Hall Blvd.
Old Hickory, TN 37138

Send Tax Bills To:
Yahia Al-Shara
1157 Cleveland Hall Blvd.
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch # 1375645 DEEDQC
02/04/2026 10:54:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260204-0007763

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 065-09-0-044.00

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, **Dakhil Muarij Al-Braij, a single man,** "the Grantors," convey and quitclaim unto **Yahia Al-Shara, a married man,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Sherwood Forest Subdivision, Section 3, of record in Plat Book 4460, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Dakhil Muarij Al-Braij, a single man, by Warranty Deed from William A. Cross, an unmarried man and Paula L. Cross, an unmarried woman of record in Instrument No. 20241031-0084088 Register's Office for Davidson County, Tennessee, dated October 25, 2024 and recorded on October 31, 2024.

This property is know as : 4848 Everest Drive, Old Hickory, TN 37138.

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 23rd day of January, 2026.

(SEAL)
Dakhil Muarij Al-Braij

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2026, before me personally appeared Dakhil Muarij Al-Braij, 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 23rd day of January, 2026.

Notary Signature
My commission expires:

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 23rd day of January, 2026.

Notary Signature
My commission expires:

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