Karen Johnson Davidson County
Batch# 1378780 DEEDQC
02/10/2026 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260210-0010210

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Benyamin Yousef Ebrahim, Affiant

Subscribed and sworn to before me this
20th day of January, 2026.

Notary Public
My Commission Expires: 03/06/29

BREAUNA N MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Erini Ebrahim & Emily Ebrahim 217 Woodmaker Court Nashville, TN 37214	Same	108-15-A-31CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Erini Ebrahim,** the "**Grantor**", does hereby convey and quitclaim unto **Benyamin Yousef Ebrahim and Erini Zaki Ebrahim, husband and wife,** the "**Grantees**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 20th day of January, 2026.

Erini Ebrahim

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Erini Ebrahim, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 20th day of January, 2026.

BREAUNA N MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

Notary Public

My Commission Expires: 03/06/29

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Resubdivision of Lots 30 & 31 of the Percy Priest Woods Subdivision Revision of Cheswicke Park P.U.D., as of record in Inst. No. 200004270041640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same one-half interest in the property conveyed to Erini Ebrahim, by Quitclaim Deed from Ebrahim A. Zaki and Salwa S. Labib, of record in Instrument No. 20211215-0165452, dated December 14, 2021, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 217 Woodmaker Court, Nashville, TN 37214.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 January 20, 2026 (date of document).

Affiant Signature

1/29/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

