This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson
Batch # 1380584
02/13/2026 09:16:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260213-0011535

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Saint Thomas Properties, LLC 4457 Benchmark Drive Antioch, TN 37013	NEW OWNER	150-00-0-224.00

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, **Mohssin Fawzy Mosad, married** "the Grantors," conveys and quitclaims unto **Saint Thomas Properties, LLC, a Tennessee limited liability company** "the Grantee," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Tract No. 7 on a Survey by Gregory Underwood dated April 11, 1982 described as follows, to wit:

Beginning at a point in the East margin of Hobson Pike; said point lying North 41 degrees 02 minutes East 1538.48 feet from the Northeast corner of Map 164, Parcel 52; thence with said margin of Hobson Pike North 41 degrees 02 minutes East 150.00 feet to a point; thence South 67 degrees 15 minutes East 906.04 feet to a point; thence South 04 degrees 48 minutes West 330.17 feet to a point; thence North 58 degrees 01 minutes West 1,068.73 feet to the point of beginning. Containing 5.09 acres more or less.

Being the same property conveyed to Milad Younan Yakoub, unmarried, and Mohssin Fawzy Mosad, married, by Warranty Deed from Cathy D. Rigsbee, Executrix of the Estate of Claude Bonds, dated August 22, 2022, and recorded on August 24, 2022, in Instrument No. 20220824-0095590, in the Register's Office for Davidson County, Tennessee.

Nagat Endraous joins in this conveyance to convey any marital interest she may have in the above-described property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

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 12 day of February, 2026.

Mohssin Mosad (SEAL)
Mohssin Fawzy Mosad

Nagat Endraous (SEAL)
Nagat Endraous

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Mohssin Fawzy Mosad, and Nagat Endraous**, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of February, 2026.

Notary Public
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER