This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25326-CC

Karen Johnson Davidson County
Batch# 1387564 DEEDQC
03/03/2026 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016579

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or acted as a settlement agent in connection with this transaction and shall have no responsibility or liability for any matters that would have been disclosed or resolved by a title examination, survey, or formal settlement process.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-9-2028

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Samah Maher Gabra Gaber Mamdouh Gaber 124 Northcrest Commons Circle Nashville, TN 37211	New Owner	147-12-0A-124.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **SEDA BADIE GAWARGI,** an unmarried woman (hereinafter the "Grantor") do hereby quitclaim and convey unto **SAMAH MAHER GABRA GABER AND MAMDOUH GABER,** wife and husband (hereinafter the "Grantee"), their heirs and assigns, any and all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 124 on the Plan of NORTHCREST, PHASES ONE & TWO, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Samah Maher Gabra Gaber and Mamdouh Gaber, wife and husband, and Seda Badie Gawargi, an unmarried woman, by Warranty Deed from Joshua Dinger, unmarried, dated October 18, 2024, of record in Instrument No. 20241022-0082147, in the Register's Office of Davidson County, Tennessee.

This is unimproved property located at: **124 Northcrest Commons Circle, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2026.

GRANTOR:

Seda Badie Gawargi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seda Badie Gawargi, 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 that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-2028

I, Kirsten Virden, 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 3-2-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-2-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

