This instrument prepared by:
MYERS LAW PLLC
P.O. Box 330382
Nashville, TN 37203

This instrument was prepared from information supplied by the parties. MYERS LAW PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Karen Johnson Davidson County
Batch# 1396425 DEEDQC
03/24/2026 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260324-0023151

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 23rd day of March 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
THE KMG TRUST 2429 Rychen Drive Nashville, TN 37217	New Owner	043040A01800CO

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, **GAWHARA L. GUIRGUIS unmarried** ("Grantor") does hereby quitclaim and convey unto **THE KMG TRSUT, u/a/d March 23, 2026** (Grantee"), its successors and assigns, any and all of Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being all of Lot No. 18 on the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by plat appearing of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more coomplete and accurate description of the property.

Being the same property conveyed to Kamel Guirguis and Gawhara L. Guirguis, husband and wife, by Quitclaim Deed from Kamel Guirguis, of record in Intstrument No. 20220105-0001889, dated January 1, 2022, and recorded on January 5, 2022. Said Kamel Guirguis having since passed on January 23, 2024, thereby leaving his wife, Gawhara L. Guirguis as tenant by the entirety.

This is improved property located at: **725 River Landing Way, Old Hickory, Tennessee 37138.**

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.

202603240023151

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March 2026.

GRANTOR:

Gawhara L Guirguis
GAWHARA L. GUIRGUIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **GAWHARA L. GUIRGUIS** 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 23rd day of March 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202603240023151

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 3-23-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-23-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of March, 2026

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

