Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road
Suite 101
Westlake Village, CA 91361
File No. 2738115TN-MSS

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Karen Johnson Davidson County
Batch# 1397317 DEEDQC
03/25/2026 09:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260325-0023606

Tax ID No.: 105011Y10300CO

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 17th day of March, 20 26, by and between **Michael Mahfouz, unmarried, and Josh Childress, unmarried, as tenants in common,** residing at 1014 16th Avenue South, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **Josh Childress, unmarried,** residing at 1014 16th Avenue South, Nashville, TN 37212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1014 16th Avenue South, Nashville, TN 37212

Being the same property conveyed to the Grantor(s) in a Deed recorded on 1/7/2026 under Instrument No. 20260107-0001227 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Michael Mahfouz

STATE OF California
COUNTY OF ORANGE

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Michael Mahfouz**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Buena Park, CA, this 18 day of March, 2026.

Notary Public

My Commission expires: 2/10/2029

CLAYTON E. DILLIARD II
COMM # 2507698
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My comm expires Feb 10, 2029

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Josh Childress

STATE OF California
COUNTY OF ORANGE

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Josh Childress**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ORANGE, California, this 17 day of MARCH, 2026.

Notary Public

My Commission expires: 2/10/2029

CLAYTON E. DILLARD II
COMM. # 2507698
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My comm. expires Feb. 10, 2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT 103 OF HAROLD & OWEN CONDOMINIUMS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HAROLD & OWEN CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20240304-0014936, AS AMENDED AT FIRST AMENDMENT OF RECORD AT INSTRUMENT NO. 20240625-0047065, AND AMENDED AT SECOND AMENDMENT OF RECORD AT INSTRUMENT NO. 20240711-0052228, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE

Tennessee Certification of Electronic Document

I, BRYNN LAW, 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 03/17/2026 (date of document).

Affiant Signature

03/23/2026

Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 23rd day of MARCH, 2026.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2029
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04-07-2029

NOTARY'S SEAL