Karen Johnson Davidson County
Batch# 1400078 DEEDQC
04/01/2026 09:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260401-0025788

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTB-37196-26

QUITCLAIM DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2026.

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hesham Ahmed, Eman Saleh, and Yosef Bebawi 104-38 Francis Lewis Blvd Queens Village, NY 11429	Same as Address of New Owner	059-15-0-166.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Yosef Bebawi, a single man,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Hesham Ahmed and wife, Eman Saleh, as to 99% ownership of said property and Yosef Bebawi, as to 1% ownership of said property, as Tenants in Common with Rights of Survivorship,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Section 2, Haynes Manor, of record in Book 3700, Page 88, Register's Office for said County, and being more particularly described as follows:

Said Lot No. 212 fronts 75 feet on the southerly side of Vanderhorst Drive, and extends back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to the Christine Stevenson Revocable Trust from Christine Stevenson by Quitclaim Deed dated March 21, 2025, and recorded April 22, 2022, in Instrument Number 20250422-0030473, said Register's Office.

Also being the same property conveyed to Grant Stevenson, III and wife, Christine Stevenson from L. H. Hardaway, Sr. (Cumberland Builders), by Warranty Deed dated January 17, 1968, and

recorded January 25, 1968, in Book 4207, Page 209, said Register's Office. Grant Stevenson, III having since died on October 10, 2017, leaving Christine Stevenson as the sole owner being the surviving spouse. Reference is made to an Affidavit of Heirship of record in Instrument Number 20250422-0030471, said Register's Office.

Being further conveyed to Yousef Bebawi, a single man, from Christine Stevenson, Trustee of the Christine Stevenson Revocable Trust dated March 21, 2025, by Deed dated 02/23/2026, of record in Instrument No. 20260224-0014743 in the Davidson County Register of Deeds .

WITNESS MY HAND, this 23rd day of February, 2026.

Grantor

Yousef Bebawi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Yosef Bebawi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of February, 2026.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 23, 26 (date of document).

Jennifer Pennell

March 31, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 31, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 29, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal