Name and Address of New Owner:
Mahmoud Hefny and Sarah S. Abdullah
377 Athens Way
Nashville, TN 37228

Send Tax Bills To:
Mahmoud Hefny and Sarah S. Abdullah
377 Athens Way
Nashville, TN 37228

Karen Johnson
Batch # 1400164
04/01/2026 12:07:57 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260401-0025906

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 164-06-0B-171.00-CO

QUITCLAIM DEED

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, **Mahmoud Hefny, a married man**"the Grantor," conveys and quitclaims unto **Mahmoud Hefny and Sarah S. Abdullah, husband and wife,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

> Being all of Unit No. 171, on the Plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended arid Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradbum Village, of record in Instrument Number 20190605-005381 1 , of the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Mahmoud Hefny, a married man by Warranty Deed from Joslin Erin Ferguson, a single woman of record in Instrument No. 20250325-0022227 Register's Office for Davidson County, Tennessee, dated March 24, 2025 and recorded on March 25, 2025.

This property is known as 763 Bradburn Village Way, Antioch, TN 37013.

Sarah S. Abdullah joins in the execution of this instrument for the purpose of conveying his/her interest, marital or otherwise in the above described property.

GRANTOR, 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, Grantor has executed this Quitclaim Deed on the ____ day of March, 2026.

_____(SEAL)
Mahmoud Hefny

_____(SEAL)
Sarah S. Abdullah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2025, before me personally appeared Mahmoud Hefny and Sarah S. Abdullah, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2025.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of March, 2025.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON