REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1404709 DEEDQC
04/13/2026 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029732

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 9th DAY OF April, 2026.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

RAMSEY WARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03/

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
MNB Group LLC
1312 Rosa L. Park Blvd.
Nashville, TN 37208

081-12-0-448.00

NEW OWNER:
MNB Group LLC
1312 Rosa L. Park Blvd.
Nashville, TN 37208

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 9th day of April, 2026 between MICHAEL IBRAHIM AND ABRAM GERGES (hereinafter referred to as "GRANTOR") and MNB GROUP LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

> Land in Davidson County, Tennessee and being Lot No. 1 on the Plan of the first revision Templeton and Armstrong Subdivision, as shown on a map of record in Plat Book 7900, Page 374, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael Ibrahim and Abram Gergers (corrected to Abram Gerges by Scrivener's Affidavit in Instrument No. 20200203-0012202, Register's Office for Davidson County, Tennessee) by Warranty Deed from Shaar Forero Properties, Inc., a Tennessee Corporation, dated February 7, 2017 and filed February 7, 2017 of record in Instrument No. 20170207-0012909, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 081-12-0-448.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1312 Rosa L. Parks Blvd., Nashville, TN 37208.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

MICHAEL IBRAHIM

ABRAM GERGES

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MICHAEL IBRAHIM AND ABRAM GERGES, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 9th day of April, 2026.

SEAL

RANDY HARRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Rhonda S. Hardison, 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 APRIL 9, 2026.

Rhonda S. Hardison
Affiant Signature

Date: APRIL 13, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 13th day of APRIL, 2026.

Amanda Maynor
Notary Public
My Commission Expires: _____

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026