This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1404718 DEEDQC
04/13/2026 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029742

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
dar Chamaa Trust 1460 Scarcroft Lane Nashville, TN 37221	Same	141-05-0-A-168.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Danita Chamaa and Chakib Chamaa, wife and husband, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustee of the dar Chamaa Trust, dated April 13, 2026, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 168, on the plan of FINAL PLAT AVONDALE PARK PHASE 2, SECTION 4 "CLUSTER LOT SUBDIVISION", as shown on plat of record in Instrument 20110208-0011100, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Danita Chamaa and Chakib Chamaa, wife and husband, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument 20190513-0044356 dated May 10, 2019, and recorded May 13, 2019, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 13th day of April, 2026.

Affiant Danita Chamaa

Notary Public _____ My Commission Expires: 03/05/2030

This is improved property known as 1460 Scarcroft Lane, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of April, 2026.

Danita Chamaa

Danita Chamaa,
Grantor

Chakib Chamaa,
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danita Chamaa and Chakib Chamaa, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 13th day of April, 2026.

_____ My Commission Expires: 03/05/2030

Notary Public

Certificate of Authenticity

I, R. Whitney Boyd, 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 13, 2026.

Date: 04/13/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on April 13, 2026.

Notary Public: Brandon Boyd

My Commission Expires:
July 07, 2027

BRANDON BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 07, 2027