Karen Johnson Davidson County
Batch# 1407794 DEEDQC
04/17/2026 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260417-0031822

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	SRG Property Trust 1321 Riverbirch Way Hermitage, Tennessee 37075
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	97-2-A-161 CO
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4731 Trousdale Drive, Suite 13 Nashville, Tennessee 37220

QUITCLAIM DEED

THIS DEED, Made this 27 th day of February, 2026 by and between and Shenouda Riad Guirgis, a widower (his wife, Wafaa Guirgis, having predeceased him), "Grantor", does hereby bargain, sell, release, remise, quitclaim and convey unto The SRG Property Trust, dated February 27, 2026, Tony Shenouda Guirgis Trustee, "Grantee," all my rights, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp., A Tennessee Corporation by deed dated 12/16/05, from Brown's Farm, a Tennessee General Partnership and Chris Pardue, an individual of record in Instrument No: 20051219-0152200, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shenouda Guirgis and Wafaa Guirgis, husband and wife, by Warranty Deed dated 12/03/2012, from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No.: 20121203-0110356, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

This is improved property, 1321 Riverbirch Way, Hermitage, Tennessee 37075

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27 day of February, 2026.

Shenouda Riad Guirgis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Shenouda Riad Guirgis** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of February, 2026.

Notary Public

My Commission Expires: 5/6/2029

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 27 day of February, 2026.

Notary Public

My Commission Expires: 5/6/2029

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

Certificate of Authenticity

I, DOUGLAS L. WATERMAN, 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 FEBRUARY 27, 2026.

Date

Affiant Signature

4/16/2026

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16TH day of APRIL, 2026.

Notary's Signature

My Commission Expires: 5/6/2029

Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029