Karen Johnson Davidson County
Batch# 1409631 DEEDQC
04/22/2026 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033073

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Address of Owner:
1124 Blue Willow LLC
956 Evergreen Dr.
Branchburg, NJ 08876

Send Tax Bill to:
New Owner

Parcel No. 16514005300

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Farid Abdou** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim, unto **1124 Blue Willow LLC, a New Jersey Limited Liability Company,** its heirs and assigns, all right, title and interest in and to the following described property to-wit:

> Land in Davidson County, Tennessee, being Lot 48, Resubdivision of Lots 48 and 49, Section Three, Peppertree Forest, as shown on plat of record in Plat Book 6050, Page 482, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Farid Abdou by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C, dated November 6, 2013 and of record in Instrument Number 20131114-0117631, in the Register's Office, Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

Witness my hand and official seal this the 17th day of April, 2026.

FARid Abdou

Farid Abdou

STATE OF NEW JERSEY
COUNTY OF Somerset

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Farid Abdou**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of April, 2026.

HANEARL MO
Notary Public
State of New Jersey
My Commission Expires Nov. 25, 2029
I.D.# 50228073

NOTARY PUBLIC
My commission expires: Nov. 25, 2029

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Sharon A. Atchley
AFFIANT

Subscribed and sworn to before me this _____ day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 4-22-28

KARLA A. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 21, 2026.

John M. Lee, Attorney

Date: April 21, 2026

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21st day of April 2026.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY