Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Tom Allen Kabbash

TO:

Thomas Kabbash, Trustee, or his successors in Trust, under The Thomas Kabbash Revocable Living Trust, dated March 19, 2026

Karen Johnson Davidson County
Batch# 1409665 DEEDQC
04/22/2026 09:32:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260422-0033121

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 3 day of April, 2026, by **Tom Allen Kabbash, an unmarried man** ("Grantor"), to **Thomas Kabbash, Trustee, or his successors in Trust, under The Thomas Kabbash Revocable Living Trust, dated March 19, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot 116 on the Final Plat of Concord Place 2, Phase 3, Carter Property of record in Instrument No. 20080808-0082075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> BEING the same property conveyed to Shirley Wolfenden, a single person, and Tom Allen Kabbash, unmarried, as Tenants-in-Common with Right of Survivorship, by Quitclaim Deed from Shirley Wolfenden, a single person, dated October 19, 2022, and recorded on October 24, 2022, in Instrument No. 20221024-0115402, in the Register's Office for Davidson County, Tennessee. Shirley Wolfenden passed away on March 26, 2024, leaving Tom Allen Kabbash as the surviving tenant and sole owner of the subject property.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public

record.

This is real property known as: **9120 Carissa Drive, Brentwood, TN 37027**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Tom Allen Kabbash
Grantor

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tom Allen Kabbash**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the ____ day of April, 2026.

see attached

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On April 3rd, 2026 before me, Hanna Farley, Notary Public
(insert name and title of the officer)

personally appeared Tom Allen Kabbash,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

HANNA FARLEY
Notary Public - California
San Diego County
Commission # 2515003
My Comm. Expires Mar 23, 2029

Signature Hanna Farley (Seal)

OATH OF CONSIDERATION

STATE OF _____)
)
COUNTY OF _____)

The actual consideration for this transfer is: $0.00.

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

Affiant – **Thomas Kabbash**
Trustee of the Thomas Kabbash Revocable Living Trust,
dated March 19, 2026

Notary Public
My Commission Expires: _____

See attached

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Thomas Kabbash, Trustee 33 East E. I. Street Encinitas, CA 92024	Same/Owner	9120 Carissa Drive Brentwood, TN 37027 181-11-0B-116.00

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 3rd day of April, 2026, by Thomas Kabbash,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

HANNA FARLEY
Notary Public - California
San Diego County
Commission # 2515003
My Comm. Expires Mar 23, 2029

(Seal) Signature Hanna Farley

Tennessee Certification of Electronic Document

I, Ariel Joaquin, 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 4.3.26 (date of document).

Ariel Joaquin
Affiant's Signature

4.21.26
Date

State of Tennessee
County of Davidson

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

Jennifer Wheeler
Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

