Karen Johnson Davidson County
Batch # 1418695 DEEDQC
05/11/2026 11:26:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260511-0042217

THIS INSTRUMENT WAS PREPARED BY:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

PARCEL ID#: 162-10-0-209

ADDRESS NEW OWNER: HANA RESIDENTIAL HOLDING, LLC
1347 MURFREESBORO PIKE
NASHVILLE, TN 37217
ADDRESS MORTGAGEE: N/A
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND 00 CENTS ($1.00), cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, we, MELAD HANA and REHAM HANA (also previously known by her prior maiden name as REHAM SHAFIK), have this day bargained and sold, and by these presents do hereby transfer and convey unto HANA RESIDENTIAL HOLDING, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of our rights, title, and interests in the following described tract or parcel of land located in Davidson County, Tennessee, together with all improvements and appurtenances thereunto belonging, being more particularly described as follows, to-wit:

> Being Lot No. 1-A, Zone Lot Division, Lot No. 1, Bell Heights, of record in Plat Book 6250, Page 578, amending Plat Book 5050, Page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> DEED REFERENCE: Being the same property conveyed by *Warranty Deed* dated March 22, 2019 from DERRICK SANDOVAL and MICHELLE SANDOVAL to MELAD HANA and REHAM SHAFIK and of record in Instrument No. 20190329-0028650, Register's Office of Davidson County, Tennessee.

This is improved property otherwise more commonly known as 1541 Bell Road, Unit A, Nashville, Davidson County, Tennessee 37217.

This transfer is subject to any and all visible easements and restrictions as well as any easements and restrictions of record; subject to any applicable zoning and health department rules and regulations; and subject to the detail of and to all easements, restrictions, setback lines, liens, encumbrances, and other conditions as shown of record, or which may be revealed by a physical inspection of the property.

POSSESSION shall be as of date of deed.

WITNESS MY HAND HERETO, this 8th day of May, 2026.

MELAD HANA, GRANTOR

REHAM HANA, GRANTOR
(REHAM HANA and REHAM SHAFIK being one and the same person)

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named **MELAD HANA**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 8th day of May, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2026

ANGELLO L. HUONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named **REHAM HANA**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 8th day of May, 2026.

Angello L. Huong
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2026

ANGELLO L. HUONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is ZERO DOLLARS AND NO CENTS ($0.00).

Angello L. Huong
AFFIANT

Subscribed and sworn to before me, this 8th day of May, 2026.

NOTARY PUBLIC

JAMES R. STALLINGS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 6/28/26