This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1421893 DEEDQC
05/19/2026 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260519-0044567

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 15 day of May, 26.

Notary Public

My Commission expires 12/26/29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Wassem Abdelshahed
1601 21st Ave N.
Nashville, TN 37208

SEND TAX BILLS TO:
Wassem Abdelshahed
1601 21st Ave N.
Nashville, TN 37208

MAP AND PARCEL NUMBER: 081 115 0631 00

QUITCLAIM DEED
26NT00540

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Awa Enterprises, LLC, a Tennessee Limited Liability Company

By these presents do remise, release and **QUITCLAIM** unto

Wassem Raouf Abdelshahed

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 35 on the Plan of S.A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said Lot No 35 fronts 50 feet on the Westerly side of 21st Avenue North and runs back between parallel lines along the margin of Harding Street 154.1 feet to an alley.

Being part of the same property conveyed to AWA ENTERPRISES LLC, a Tennessee Limited Liability Company from Realty UP, LLC, by Quitclaim Deed dated 12/20/2022 and recorded 12/22/2022 in Instrument No. 20221222-0132089, Register's Office of said County.

Being the same property conveyed to Realty UP, LLC, a Limited Liability Company from PNWI LLC, a Limited Liability Company, by Warranty Deed dated 03/20/2020 and recorded 03/31/2020 in Instrument No. 20200331-0034161 in said Register's Office, Tennessee.

This is an improved property commonly known as: 1601 21st Avenue N, Nashville, TN 37208-2338

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15 day of May, 2026.

member AWA enterprises LLC

Wassam Abdelshahed, member, Awa Enterprises LLC

State of TN }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Wassam Abdelshahed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of AWA Enterprises LLC., the within named bargainer, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15 day of May, 2026.

Notary Public
My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Wassam Abdelshahed

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Wassam Abdelshahed,** the within named bargainer, 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 official seal at office, this 15 day of May, 2026.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-15-26 (date of document).

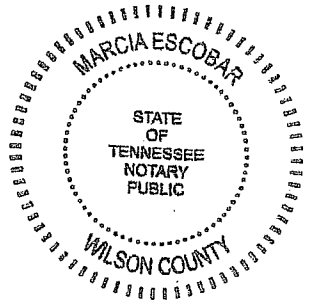
Affiant Signature

5-15-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027