Karen Johnson Davidson County
Batch # 1422620 DEEDQC
05/20/2026 08:13:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260520-0045249

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

PARCEL ID#: 120-00-055.01

ADDRESS NEW OWNER: HANA COMMERCIAL 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 COMMERCIAL 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, towit:

Land in the 2nd (formerly 5th) Civil District of Davidson Co, TN, being part of the northeast part of a tract 93.55 acres, more or less, and being a part of the property known as the old Thomas S. Weaver Homeplace, and shown as the "Shell Property" on a survey by Barge-Waggoner & Sumner Engineers as revised June 14, 1962 as follows:

Beginning at a point in the south margin of Murfreesboro Road, 213.4 feet east of a concrete monument in the south margin of said road at a turn near the Intersection of Pineway Drive, said point being 75 feet east of the northeast corner of the property conveyed to F.L. Eubank and wife by deed of record in Book 2102, Page 419, Register's Office for said Davidson County; thence along Murfreesboro Road, South 66 degrees 58 minutes East 183 feet to an iron pin; thence leaving the road, South 22 degrees, 53 minutes West 150 feet; thence North 66 degrees 58 minutes West 183 feet; thence North 22 degrees 53 minutes East 150 feet to the point of beginning.

DEED REFERENCE: Being the same property conveyed by *Warranty Deed* dated April 15, 2014 from RICHARD R. BROWN and FRANCES BROWN to MELAD HANA and wife REHAM SHAFIK and of record in Instrument No. 20140509-0039609, Register's Office of Davidson County, Tennessee.

This is improved property is otherwise more commonly known as 1347 Murfreesboro Pike, 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 18th 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 18th day of May, 2026.

NOTARY PUBLIC

My Commission expires:
Sept. 28, 2026

ANGELLO L. HUONG
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: _____
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 18th day of May, 2026.

Angello Li Huong
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2026

ANGELLO L. HUONG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 Li Huong
AFFIANT

Subscribed and sworn to before me, this 18th day of May, 2026.

Tim R. Stallings
NOTARY PUBLIC

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

MY COMMISSION EXPIRES: 6/28/26