QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/7/2030 (AFFIX SEAL)

DANIEL LITTLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

JG-MCL-25-1302-1304

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meridian Capital Group, LLC, a Tennessee limited liability company	**New Owner**	
(NAME) **5115 Maryland Way,**	(NAME)	**105-05-1D-001.00-CO & 105-05-1D-002.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIROLOS HANNA, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MERIDIAN CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Homes at 1302 and 1304 15th Avenue South, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220512-0054469, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Kirolos Hanna by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated January 26, 2022 and recorded February 14, 2022 in Instrument No. 20220214-0016386, Register's Office of Davidson County, Tennessee.

Said property is not the primary residence of the Grantor.

This is **improved** property known as: **1302 15th Ave S and 1304 15th Ave S, Nashville, Tennessee 37212**.

Karen Johnson
Batch # 1427236
06/02/2026 11:52:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260602-0049521

Witness my/our hand(s) this the 27th day of May, 2026.

Kirolos Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIROLOS HANNA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2026.

Notary Public
My Commission Expires: 5/7/2030
(SEAL)

DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212