Karen Johnson Davidson County
Batch# 1427350 DEEDQC
06/02/2026 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260602-0049671

QUITCLAIM DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2026.

NOTARY PUBLIC

My commission expires: 7/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Sami Youssef Takla and Nahid Thabet Ramzy Joint Living Trust, Dated March 12, 2026 3118 Southlake Drive Nashville, TN 37211	Same as Address of New Owner	149-11-0A-052-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Sami Takla and Nahed Thabet Ramzy (erroneously referred to as Nahed Thabet Ramzi on previous deed as it was misspelled), husband and wife,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Sami Youssef Takla and Nahid Thabet Ramzy, Co-Trustees of the Sami Youssef Takla and Nahid Thabet Ramzy Joint Living Trust, Dated March 12, 2026,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Southlake Section 2 of record in Plat Book 2083, Page 84, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sami Takla and Nahed Thabet Ramzy (erroneously referred to as Nahed Thabet Ramzi on previous deed as it was misspelled), husband and wife by Warranty Deed from Robert G. McDermott and wife Patricia A. McDermott, dated August 26th, 1998, recorded September 1, 1998 in Book 11091, Page 681, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 3118 Southlake Drive, Nashville, TN 37211.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS MY HAND, this 20th day of May 2026.

Grantor

Sami Takla

Nahed Thabet Ramzy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Sami Youssef Takla and Nahid Thabet Ramzy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 20th day of May, 2026.

Notary Public

Tatiana Esmeralda Figueroa
Printed Notary Name

My commission expires: 06/22/2026

TATIANA ESMERALDA FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 20, 26 (date of document).

Jennifer Pennell

June 2, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 2, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal