Karen Johnson Davidson County
Batch# 1433708 DEEDQC
06/16/2026 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260616-0054399

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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615.208.4532 | ELAHEH@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Bassel Abou-Khalil
AFFIANT

Subscribed and sworn to before me on this day, June 15, 2026.

Hannah Jones
Notary Public

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON COMM. EXPIRES OCTOBER 24, 2028

My Commission Expires: _____

New Owner Address:
Abou-Khalil Family Trust
5836 Fredericksburg Dr
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
145 06 0 022.00

QUITCLAIM DEED

Bassel Abou-Khalil and wife, Rima Abou-Khalil (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Abou-Khalil Family Trust**, dated April 13, 2017 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 15, 2026**.

Bassel Abou-Khalil

Rima Abou-Khalil

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Bassel Abou-Khalil and Rima Abou-Khalil**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 15, 2026.

Notary Public

My Commission Expires: _____

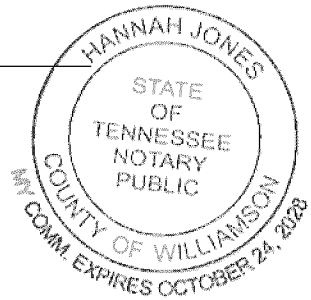


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Laurel Ridge, Section II, as of record in Plat Book 3600, page 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bassel Abou-Khalil and wife, Rima Abou-Khalil, from Dale S. Carmichael and wife, Phyllis J. Carmichael, by deed of record in Book 9193, Page 480, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, all matters appearing on the Plan of record in Plat Book 3600, page 8, said Register's Office.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5836 Fredericksburg Dr, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 June 15, 2026.

E Z Wiles

Affiant Signature

6/15/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 15, 2026.

Hannah Jones

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026