Johnson
Batch # 1437364
06/23/2026 03:03:02 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260623-0056692

Quitclaim Deed - Corrected version

Print Beter Fahim

Signature Beter Fahim

QUITCLAIM DEED

State of Tennessee
County of Davidson
This Quitclaim Deed is made on this ___ day of June, 2026, by:

Grantor (Person Giving Up Ownership)

Print Merna Beshara

Name: Merna Beshara
Address: 1091 Lady Nashville Dr, Hermitage, TN 37076

Signature Merna Beshara

Grantee (Person Receiving Ownership)

Name: Beter Fahim
Address: 1091 Lady Nashville Dr, Hermitage, TN 37076

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 19 day of June, 2026, by Beter Fahim and Merna Beshara

Notary Public's Signature
Notary Name Falecia R. Murray
My Commission Expires 05/07/2027

FALECIA R. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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1. Consideration & Transfer of Interest

For the sum of Ten Dollars ($10.00) and other good and valuable consideration, the Grantor hereby quitclaims, conveys, and transfers to the Grantee all rights, title, and interest in the following real property:

Property Address: 1091 Lady Nashville Dr, Hermitage, TN 37076
Parcel / Tax ID: 076010D02900CO

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2. Effect of Transfer

- After signing this Deed, **Beter Fahim** becomes the sole legal owner of the property.
- **Merna Beshara** permanently waives any present or future claim to the property.
- This transfer is final and irrevocable once recorded with the Davidson County Register of Deeds.

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3. Marital Status & Tax Exemption

This conveyance is part of a marital property settlement between the parties.
This transfer is **exempt from Tennessee transfer tax** pursuant to **T.C.A. § 67-4-409(a)(3)**.

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4. Signatures

Grantor (Merna Beshara):
Signature: Merna Beshara
Date: 6-19-2026
Grantee (Beter Fahim):
Signature: Beter Fahim
Date: 6/19/2026

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5. Notary Acknowledgment

State of Tennessee
County of Davidson
On this 19 day of June 2026, before me, personally appeared **Merna Beshara**, who acknowledged executing this instrument.
Notary Public: _____
My Commission Expires: 05/01/2027
Seal:

FALICIA R. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Supplemental Information Sheet for Quit Claim Deed

SUPPLEMENTAL INFORMATION SHEET

(Non-Substantive Attachment to Quit Claim Deed)
This page is provided as supplemental informational material to accompany the Quit Claim Deed executed for the property located at:
1091 Lady Nashville Dr, Hermitage, TN 37076
Parcel ID: **076010D02900CO**
This attachment does **not** modify, alter, amend, or replace any portion of the original Quit Claim Deed. It is included solely to provide administrative information required for recording.

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1. Preparer Information

Prepared by: **Beter Fahim**
Address: **1091 Lady Nashville Dr, Hermitage, TN 37076**

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2. Tax Bill Mailing Address

Send future tax bills to:
Beter Fahim
1091 Lady Nashville Dr, Hermitage, TN 37076

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3. Legal Description (Copied Exactly from Official Record)

LOT 29 HERITAGE HILLS PHASE 3
(This legal description is copied verbatim from the recorded property information and is attached solely for reference.)

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4. Derivation Clause Reference

The property being conveyed is the same property described in the following recorded instrument:
Warranty Deed of record in Instrument Number 20260422-0033372,
Register of Deeds, Davidson County, Tennessee.
A true and exact copy of the recorded instrument is attached hereto.

End of Supplemental Information Sheet
(This page contains no signatures because it does not alter the deed.)

County
Batch# 1409876 DEEDWARR
04/22/2026 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20260422-0033372

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beter Fahim and Merna Beshara	New Owners	Parcel ID: 076 01 0D 029.00
(NAME) 1091 Lady Nashville Dr.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Anthony Majors and Shameka Nicole Majors, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beter Fahim and Merna Beshara,** in married couple, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Lot No. 29, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Michael Anthony Majors and Shameka Nicole Majors, husband and wife from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed dated October 24, 2018 and recorded on October 30, 2018 in Instrument No. 20181030-0107293, Register's Office for Davidson County, Tennessee.

SEE ATTACHMENT A FOR FHLB RETENTION LANGUAGE.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or true value, whichever is greater for this transfer is
$ 10,00 .

Affiant Belet Sahim

Subscribed and sworn before me, this 23 day of June, 2026

Carin A. Koop
Notary

CARIN A. KOOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

expires 03-06-2027