Karen Johnson Davidson County
Batch # 1442305 DEEDQC
07/06/2026 09:07:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260706-0060209

BOX 10-A

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ayman Sader 7504 Oakhaven Trace Nashville, TN 37209	SAME	092020Q00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **WAEL ZENAL ABDEEN SEDR, MARRIED,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **AYMAN SADER, MARRIED,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 2509 Scovel Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2509 Scovel Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20221021-0114660, and as Amended in Instrument No. 20260706-0060207, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2509 Scovel Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221021-0114660, and as Amended in Instrument No. 20260706-0060207, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Wael Zenal Abdeen Sedr and Ayman Sader, by Warranty Deed from Betty D. Sims, Frank Reedus, III, Anthony Frank Sims, Angela Sims, Angel M. Sims Wright, Candy Reedus, Princess L. Reedus, Carmen Moore-Minor, Duanna Moore Cato, Ronterese Wiseman, Jermaine Wiseman, Ronnetta Gause and Monique Sanders, of record in Instrument No. 20221003-0108659, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 2509 B Scovel Street, Nashville, TN 37208

This has never been the marital residence of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of July, 2026.

WAEL ZENAL ABDEEN SEDR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wael Zenal Abdeen Sedr, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 2nd day of July, 2026.

HOLDEN L. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 03, 2029

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2026.

HOLDEN L. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 03, 2029

Notary Public