QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on July 18 LM, 2026

NOTARY PUBLIC

My Commission Expires: 01/22/2030

This deed was prepared based solely upon [illegible] Grantor, and [illegible]earch.

Karen Johnson Davidson County
Batch # 1443281 DEEDQC
07/08/2026 11:41:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260708-0061578

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Makram Ibrahim & Yamina Boutemtam 2962 Baby Ruth Ln. Unit 3 Antioch, TN 37013	Makram Ibrahim & Yamina Boutemtam P.O. Box 424 Antioch, TN 37013	163 – 11 – D – 003.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Makram Ibrahim, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Makram Ibrahim and Yamina Boutemtam, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Unit 3 on the plan of Hickory Place Townhouses, of record in Book 11190, Page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Makram Ibrahim, a single man, by Special Warranty Deed from The Bank of New York Trust Company, National Association, as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-AB3, recorded on June 12th, 2009, of record in Instrument No. 20090612-0054631, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 2962 Baby Ruth Ln. Unit 3, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on July 8, 2026.

Makram Ibrahim

STATE OF Tennessee

COUNTY OF Davidson

On July 8, 2026, before me personally appeared **Makram Ibrahim**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on July 8, 2026.

NOTARY PUBLIC

My Commission Expires: 01/22/2030

LEONARDO MENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
makram Ibrahim **Affiant**
Subscribed and sworn before me this the
8 **Day of** July, 2026.
J. Rivera, **Deputy Register**