Karen Johnson Davidson County
Batch# 1445480 DEEDQC
07/13/2026 11:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260713-0062947

This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
United Cousins LLC 5000 War Admiral Ct. Mt. Juliet, TN 37122	Same As New Owner	08600008400

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Hanna Faragalla, Magdy Shenoda, Maged Faragalla, and Nader Kamel, as tenants in common,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **United Cousins LLC,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

TRACT I:
A certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a fence post in the northerly margin of and 35 feet from the center line of Central Pike also being east 687 feet more or less from the center line of Old Hickory Blvd. and being the southeast corner of herein described tract; thence along the margin of Central Pike and in a westerly direction and with a curve to the right having a radius of 681.197 feet for a distance of 217.16 feet to an iron pin being the southeast corner of Baltz Property as of record in Book 4874, Page 944, Register's Office for Davidson County, Tennessee; thence with Baltz Property and leaving Central Pike North 8 deg. 44' east 115.56 feet to an iron pin; thence south 85 deg. 43' east 194.50 feet to a fence post; thence leaving Baltz Property and running with the westerly property line of Perry property as of record in Book 1372, Page 444, Register's Office for Davidson County, Tennessee, south 1 deg. 44' west 163.79 feet to the point of beginning, and containing 0.68 acres more or less.
INCLUDING IN THE ABOVE DESCRIPTION IS the ABSOLOM GLEAVES GRAVEYARD, same being a tract set out of 82 feet more or less by 52 feet more or less, and reserved from Frank D. Gleaves to Nora Gleaves of record in Book 583, Page 237, Register's Office for Davidson County, Tennessee, with all rights of ingress and egress thereto.

TRACT II:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
BEGINNING at a point in the center of Central Turnpike, as located on the 18th day of February, 1946, being the southwest corner of a tract of land obtained by the said Mrs. Nora Gleaves in a partition of deed from the heirs of Joe R. Gleaves, deceased, and the southeast corner of the land obtained by the said Mrs. Nora Gleaves from Frank D.

Gleaves, by deed of record in Book 583, Page 237, Register's Office for Davidson County, Tennessee, running along the center line of said Central Turnpike, as then located in a westerly direction approximately 225 feet to a fence; thence northerly along said fence line approximately 182 feet to a point in T.B. Gleaves' line; thence easterly 225 feet along the T.B. Gleaves boundary line to the boundary line of the property obtained by the said Mrs. Nora Gleaves from her deceased husband, Joe H. Gleaves by partition deed, and the property obtained by her from the said Frank D. Gleaves; thence southerly along said line approximately 175 feet to the point of beginning.

Being the same property conveyed to Hannah Faragalla, Magdy Shenoda, Maged Faragalla, and Nader Kamel, as tenants in common, by Warranty Deed from Ricky L. McClintock and wife Laurel McClintock, dated December 6, 2023 and recorded on December 6, 2023 in Instrument No. 20231206-0094282, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Easement for right of way of Central Pike of record in Book 2148, Page 245, Register's Office for Davidson County, Tennessee. (TRACT I)
2. Easement for Absolom Gleaves graveyard reserved in deed of record in Book 583, Page 237, Register's Office for Davidson County, Tennessee. (TRACT I)
3. Subject to right of way of record in Book 2146, Page 250, Register's Office for Davidson County, Tennessee. (TRACT II)

This is an improved property located at 4017 Central Pike, Hermitage TN 37076.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 10 day of July 2026.

Hanna Faragalla

Hanna Faragalla

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Hanna Faragalla**, whom I am personally acquainted and who upon her oath executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official, this 10 day of July 2026.

Notary Signature

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 11/20/29

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 10 day of July 2026.

magdy shenoda

Magdy Shenoda

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Magdy Shenoda**, whom I am personally acquainted with and who upon her oath executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official, this 10 day of July 2026.

Notary Signature

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 11/20/29

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 10 day of July 2026.

Maged Faragalla

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Maged Faragalla**, whom I am personally acquainted and who upon her oath executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official, this 10 day of July 2026.

Notary Signature

My commission expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 10 day of July 2026.

Nader Kamel

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Nader Kamel**, whom I am personally acquainted and who upon her oath executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official, this 10 day of July 2026.

Notary Signature

My commission expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.00.

Bailey Warren
AFFIANT

Subscribed and sworn to before me, this 10 day of ~~April~~ 2026.

NOTARY PUBLIC

My Commission Expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 7/10/26 (date of document).

Bailey Warren
Affiant Signature

7/10/26
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 10 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY