Karen Johnson Davidson County
Batch# 1456473 DEEDQC
08/07/2026 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260807-0072890

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

G & JJ Group LLC
127 Brookhaven Trail
Smyrna, TN 37167

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 135-01-0; Parcel 073.00)

THIS INSTRUMENT made and entered into on this the 4 day of August, 2026, by and between, **GAMIL K. KAMEL AND SPOUSE, SAMIA M. ABDALLA,** ("Grantor"), and **G & JJ GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Gamil K. Kamel and spouse, Samia M. Abdalla, by Warranty Deed dated May 26, 2010 from Metropolitan Nashville Airport Authority, recorded June 8, 2010, in Instrument No. 20100608-0044484, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 311 Ladybird Drive, Nashville, TN 37217.

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 hereunto set his/her signature on this the 4 day of August, 2026.

GAMIL K. KAMEL

SAMIA M. ABDALLA

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gamil K. Kamel and Samia M. Abdalla**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 4 day of August, 2026.

Notary Public

My Commission Expires: November 17, 2029

November 17, 2029

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 4 day of August, 2026.

Notary Public

My Commission Expires: November 17, 2029

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: GTS1-2026-205

202608070072890

True Copy Certification

I, Nathan Smith, 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 the 4 day of August, 2026.

Nathan Smith

Affiant Signature

8-4-26

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 4 day of August, 2026.

Notary's Signature

My Commission Expires: November 17, 2029

Notary' Seal (if on paper)

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY