Karen Johnson
Batch # 1459613
08/14/2026 10:21:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260814-0075986

Name and Address of New Owner:
Enas Makar, Steven Besada and Martin Besada
1413 Rice Hill Circle
Antioch, TN 37013

Send Tax Bills To:
Enas Makar, Steven Besada and Martin Besada
1413 Rice Hill Circle
Antioch, TN 37013

This Instrument Prepared By:
CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 149-11-0A-058.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Enas Makar, unmarried woman** "the Grantor," conveys and quitclaims unto **Enas Makar, unmarried woman, Steven Besada, an unmarried man and Martin Besada, an unmarried man, joint tenants with rights of survivorship** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No.58 on the Plan of Phase 3, Rice Hill of record in Plat Book 6900, Page 292, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Simon Besada and Enas Makar, husband and wife by Warranty Deed from Amanda Dean, Successor Trustee of The Rice Hill Trust of record in Instrument No. 20180430-0040299, Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 30, 2018 The said Siman Besada having since died on October 22, 2024.
>
> This property is known as 1413 Rice Hill Circle, Antioch, TN 37013.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 5 day of August, 2026.

Enas Makar
Enas Makar

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5 day of August, 2026, before me personally appeared Enas Makar to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of August, 2026.

RaShawn D Perry
Notary Signature
My commission expires:

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 5 day of August, 2026.

RaShawn D Perry
Notary Signature
My commission expires:

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029