This Instrument prepared by:
William B. Hubbard
Hubbard & Smith
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Nashville, TN 37210
(615) 251-5446
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Karen Johnson Davidson County
Batch # 1462992 DEEDQC
08/25/2026 08:30:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260825-0078489

QUIT CLAIM DEED

ADDRESS NEW OWNER:	Send Tax Bills To:	MAP and PARCELS
JAMAL S. ALBARATI TRUST NAGI HAUTER SHAKER HUKAIS 6517 Sunnywood Dr. Nashville, TN 37211	New Owner	162-01-0-8-052.00CO

KNOW ALL MEN BY THESE PRESENTS, that JAMAL S. ALBARATI TRUST and NAGI HAUTER ("Grantors"), for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand, do hereby bargain, sell, release, remise, quit claim and convey unto Shaker Hukais, 5510 Country Drive, Apartment 100, Nashville, TN 37211, one-third (33.3%) ownership, in the right, title and interest in and to the following described tract or parcel of land, in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF CLAIRMONT, PHASE THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN 371901PLAT BOOK 6050, PAGE 410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LEIGH ANN THOMAS BY WARRANTY DEED FROM JANET M. OWEN HUNGERFORD OF RECORD IN BOOK 10840, PAGE 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. THE SAID LEIGH ANN THOMAS S NOW KNOWN AS LEGH ANN MOODY

BEING THE SAME PROPERTY CONVEYED TO NAGI HAUTER AND JAMAL ALBARATI, BY WARRANTY DEED FROM LEIGH ANN MOODY RECORD DEED OF RECORD IN INSTRUMENT NO. 20180403-0030934, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED, AND RECORDED ON APRIL 3, 2018.

BEING THE SAME PROPERTY INTEREST CONVEYED TO JAMAL S. ALBARATI TRUST BY JAMAL ALBARATI BY QUIT CLAIM DEED, IN INSTRUMENT NO. 20260626-0057843, JUNE 26, 2026.

This is improved property known as 415 Claircrest Drive, Antioch, TN 37013

This conveyance leaves each of the three parties with one-third (33.3%) equal ownership interest in the property. This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Witness my hand this 24th day of August, 2026.

Nagi Hauter

Executed on behalf of Jamal S. Albarati Trust this 24th day of August, 2026.

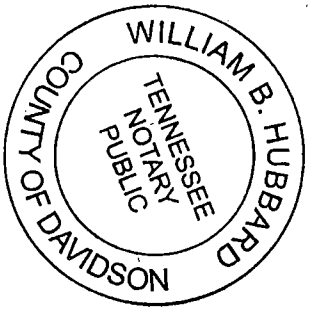
Samed Albarati, Trustee

Maher Albarati, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Nagi Hauter, Samed Albarati and Maher Albarati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 24th day of August, 2026.



William B. Hubbard
Notary Public

My commission expires: November 5, 2029

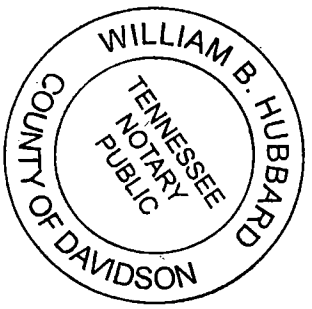
I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Samed Albarati, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Samed Albarati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 24th day of August, 2026.



William B. Hubbard
Notary Public

My commission expires: November 5, 2029