Karen Johnson Davidson County
Batch # 1463106 DEEDQC
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Fees: $17.00 Taxes: $0.00
20260825-0078645

This Document Prepared by:
Beacon Legacy Group PLLC
640 N. Dixie Avenue
Cookeville, TN 38501

New Owner and Mail Tax Bills to:
Real Property Owner and Real Property Responsibility:
Fady George Farid, Trustee, or his successors in interest
of the George Abd Elmalak Sargious and Meme Fayez Tawfik
Abskhron Irrevocable Trust, dated April 16, 2026
5004 Singing Hills Drive, Antioch, Tennessee 37013

QUITCLAIM DEED

THIS DEED is made and entered into on the 20th day of June, 2026, by and between **GEORGE SARGIOUS AND MEME TAWFIK,** hereinafter known as the Trustors and/or Grantors, and **FADY GEORGE FARID, TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE GEORGE ABD ELMALAK SARGIOUS AND MEME FAYEZ TAWFIK ABSKHRON IRREVOCABLE TRUST, DATED APRIL 16, 2026,** hereinafter known as the Initial Trustee and/or Grantee.

WITNESSETH:

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00) cash in paid hand, and other good and valuable consideration, the Grantors hereby agree to quitclaim, transfer, and convey all their right, title and interest unto the Grantee, the following described property:

SITUATED, LYING AND BEING in Davidson County, Tennessee, a certain tract or parcel of land, located in the Eighth (8th) Jurisdiction:

Map & Parcel: 176-05-0A-144.00

Land in Davidson County, Tennessee, being Lot(s) 210, as shown on the map entitled Hickory Woods Estates Section "C", of record in Plat Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

THE PREVIOUS AND LAST conveyance being a Quitclaim Deed from Fady Farid to George Abd Elmalak Sargious and Meme Fayez Tawfik Abskhron, Instrument No. 20260807-0072875, Register's Office of Davidson County, Tennessee, and Quitclaim Deed from Magi Sargious to George Abd Elmalak Sargious and Meme Fayez Tawfik Abskhron, Instrument No. 20260807-0072876, Register's Office of Davidson County, Tennessee. See also Warranty Deed from Timothy Brooks, and wife, Lakeisha Brooks, to Magi Sargious, George Sargious, Meme Tawfik and Fady Farid, of record in Instrument No. 20141009-0093815, Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Deed from Lavandars Ward and wife, Laura E. Ward, to Timothy M. Brooks, of record in Instrument No. 20020226-0023993, Register's Office of Davidson County, Tennessee. Being further conveyed to Timothy M. Brooks and wife, Lakeisha Brooks by deed from Timothy M. Brooks joined by his spouse, Lakeisha Brooks, of record in Instrument No. 20040219-0019347, Register's Office of Davidson County, Tennessee.

THE INFORMATION CONTAINED HEREIN WAS FURNISHED BY THE PARTIES AND TAKEN FROM THE PREVIOUS DEED. THE PREPARER OF THIS INSTRUMENT ACCEPTS NO RESPONSIBILITY OR LIABILITY AS TO LIENS, ENCUMBRANCES, DEFECTS IN TITLE,

OR OTHER SUCH MATTERS RESPECTING THE VALIDITY OF THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND/OR TITLE SEARCH.

GEORGE SARGIOUS

GEORGE SARGIOUS, GRANTOR

Meme Tawfik

MEME TAWFIK, GRANTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, **GEORGE SARGIOUS AND MEME TAWFIK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office, this 20th day of June, 2026.

STEPHANY ROMERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: July 2nd, 2029

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value, whichever is greater, for this transfer is $0.00

FADY GEORGE FARID, AFFIANT/INITIAL
TRUSTEE

Subscribed and sworn to before me this 12 day of June, 2026.

JENNIFER E. HOLMES
STATE OF TENNESSEE
NOTARY PUBLIC
WHITE COUNTY

Notary Public
My commission expires: October 24, 2028