Karen Johnson Davidson County
Batch # 1465153 DEEDQC
08/28/2026 02:30:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260828-0080007

PREPARED BY:
CLOSED Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of August, 2026.

NOTARY PUBLIC
My Commission Expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Dived Labib and Abram Agaiby
4457 Benchmark Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 060 16 0 138.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **LeErnest S. Evans, as Devisee under the Will of Stephanie Bond Peoples**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Dived Labib and Abram Agaiby**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being the west 48 feet of Lot No. 93, Capitol View Subdivision, as shown by plat of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property to Stephanie R. Peoples from Matthew B. Manson, by Warranty Deed, of record in Instrument No. 20050601-0061944, Register's Office for Davidson County, Tennessee. Stephanie R. Peoples, having subsequently died, her interest in said property being devised to LeErnest S. Evans by Last Will and Testament as shown in Docket No. 21P2458, Circuit Court (Probate Division) for Davidson County, Tennessee.

Said property having been subsequently conveyed to Dived Labib and Abram Agaiby from LeErnest S. Evans, as Executor of the Estate of Stephanie Bond Peoples, by Warranty Deed, of record in Instrument No. 20260515-0043950, Register's Office of Davidson County, Tennessee. LeErnest S. Evans executes this deed in his capacity as Devisee under the Will of Stephanie Bond Peoples.

This is real property commonly known as 224 Capitol View Avenue, Nashville, TN 37207.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 21st day of August, 2026.

LeErnest S. Evans

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, LeErnest S. Evans, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 21st day of August, 2026.

Notary Public

My Commission Expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY