Karen Johnson Davidson County
Batch# 1470628 DEEDQC
09/09/2026 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260909-0083704

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	RAM Property Trust #1 609 Rocky Mountain Pkwy Antioch Tennessee 37013
SEND TAX BILLS TO:	SAME
TAX ID.	05111006900
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) THIS DEED, Made this 20th day of August, 2026 by and between Redour Nawkas, Meran Nawkas and Ata Nawkas, convey said real property to RAM Property Trust #1, dated August 20, 2026, Meran Nawkas, Trustee, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, and being further described as follows:

Property located in the City of Madison, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 69.00 on Davidson County Property Map 51-11, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 17, 2004 as follows: Beginning at an iron pin set in the westerly right-of-way of Gallatin Pike South at the southeast corner of the herein-described tract. Said point being the Northeast corner of the Mattie Ora Dunn, Trustee, property of record in Book 9569, Page 675, R.O.D.C., TN. Thence, leaving the right-of-way Gallatin Pike South with the line of Dunn N 71 deg. 39' 10" W 585.42' to an iron pin set by an existing iron in the easterly right-of-way of the C.S.X. Railroad; Thence with said right-of-way, N 21 deg. 12' 45" E 100.03' to an iron pin set, said point being the southwest corner of Pateli, Inc., property of record in Book 8015, Page 302, R.O.D.C., TN.; Thence with the line of Pateli, Inc., S 71 deg. 39'10" E 576.15' to an iron pin set in the westerly right-of-way of Gallatin Pike South; Thence with said right-of-way and a curve to left having a radius of 1929.90', a chord having a bearing of S 15 deg. 53' 53" W and an arc length along said curve of 100.1' to the point of beginning, containing 1.33 acres, more or less.

Being the same property conveyed to Frankie Matthews and Russell Seagraves by deed from Deborah J. Newell of record in Instrument Number20120217-0014271, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Redour Nawkas, Meran Nawkas, and Ata Nawkas, by Warranty Deed from Frankie Matthews and Russell Seagraves, of record in Instrument Number 20240430-0031280, in the Register's Office, Davidson County, Tennessee dated April 25, 2024 and recorded on April 30, 2024.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e)all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property located at 1300 Gallatin Pike S., Madison, Tennessee 37115

WITNESS my/our hand(s) and seal on this 20th day of August, 2026

Redour Nawkas

Redour Nawkas

Meran Nawkas

Meran Nawkas

Ata Nawkas

Ata Nawkas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Redour Nawkas, Meran Nawkas, and Ata Nawkas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 20 th day of August, 2026.

Diane T. Waterman

Notary Public

My Commission Expires: 5-6-2029

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Affiant: Redour Nawkas

Affiant: Meran Nawkas

Affiant: Ata Nawkas

Signed before me, witness my hand and official seal.
This 20 th day of August, 2026.

Diane T. Waterman

Notary Public

My Commission Expires: 5-6-2029.

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

Certificate of Authenticity

I, Douglas L. Waterman, 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 8/20/2026.

Date

Affiant Signature

9/8/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

My Commission Expires: 5-6-2029

Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029