Karen Johnson
Batch # 1482325
10/08/2026 08:17:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20261008-0092316

THIS INSTRUMENT PREPARED BY:
Stephen W. Grace, Esq.
1019 16th Avenue South
Nashville, TN 37212

Name and Address of New Owner:
Mona Latif
2968 Owendale Drive
Antioch, TN 37013

Name and Address of Person Responsible for Payment of Real Property Taxes: **SAME**

Tax Map Parcel No.

149 03 0 085.00

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into on this 23rd day of September, 2026. For and in consideration of the sum of Ten Dollars ($10.00) cash in hand, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, ST MARY TMCK RENTAL PROPERTIES, INC., the "Grantor", does hereby convey, transfer, remise, release, relinquish, and quitclaim unto MONA LATIF, the "Grantee", her successors and assigns, all of Grantor's right, title and interest in and to the following described real property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 6A, on the Plan of Zone Lot Division of Lots 1, 2, 3, 5 & 6, of Edge-O-Lake Villa, of record in Book 5200, Page 644, and amended in Book 6900, Page 740, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to ST MARY TMCK RENTALPROPERTIES, INC., by Quitclaim Deed from Tamer Youssef, dated September 3, 2024 and recorded September 9, 2024 in Instrument No. 20240909-0068946, Register's Office for Davidson County, Tennessee.
>
> And being the same property previously conveyed to Tamer Youssef and Mona Latif, by Warranty Deed from Lisel M. Stephen, married, dated April 12, 2022 and recorded May 3, 2022 in Instrument No. 20220503-0051170, Register's Office for Davidson County, Tennessee.
>
> Property Address is: 2458 Scott Valley Drive, Nashville, TN 37217
>
> The above-described property is improved property.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by Tenn. Code Ann. § 260-2-307 or other similar statute.

IN WITNESS WHEREOF, Grantor had caused this instrument to be executed on the date first written above.

ST MARY TMCK RENTAL PROPERTIES, INC
Tamer Youssef

ST MARY TMCK RENTAL PROPERTIES, INC.
Grantor

SIGNATURE CONTINUES ON NEXT PAGE

BY: Tamer Youssef
Tamer Youssef, Its President and
Chief Operating Officer

Date: 9/23/26

State of Tennessee)

County of Davidson)

Before me, Notary Public of the State and County aforesaid, personally appeared Tamer Youssef, who upon oath acknowledged himself to be President and Chief Operating Officer of ST MARY RENTAL PROPERTIES, INC., the above-named Grantor and that he executed the foregoing instrument with full authority of the Grantor for the purpose therein contained, by so affixing his signature.

Notary Public

My Commission Expires: 3/13/2030

STEPHEN W. GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

I swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

St Mary TMCK Rental Properties, Inc.
Tamer Youssef
ST MARY TMCK RENTAL PROPERTIES, INC.
Grantor

BY: Tamer Youssef
Tamer Youssef, Its President and
Chief Operating Officer

Date: 9/23/26

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary Public

My Commission Expires: 3-13-2030

STEPHEN W. GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD