Karen Johnson Davidson County
Batch# 1484029 DEEDQC
10/15/2026 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261015-0094614

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-QCD-26-3800-3961

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Majed Nayef Massad	**Same as new owner**	
(NAME) **3800 Central Pike,**	(NAME)	**08600015200** **08600015100**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERIF THABET RAMZI ROUFAIL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MAJED NAYEF MASSAD** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

LAND in the 4th Civil District of Davidson County, Tennessee as described in a survey by Raymond Binkley, Mt. Juliet, Tennessee 37122 as follows:

BEGINNING at a point located in the East margin of Dodson Chapel Road, 25 feet East of the centerline of said Dodson Chapel Road and being the Northwest corner of the Wilson Hagler land, of record in Book 1761, Page 20, Register's Office for Davidson County, Tennessee; thence, N 6° 49' E 37.50 feet to a point; thence, on a curve with an angle of 99° 25', a radius of 20.00', tangent 2359' Northeast 34 .70' to a point; thence, along the southern margin of Central Pike on a curving line with an angle 5° 41', a radius of 716.20', tangent 3554' East 71.03' to a point; thence, 37° 11' West 4950' to a point being the Northeast corner of the aforesaid Wilson Hagler land; thence, N 83° 08' West 9350' to the point of BEGINNING.

This property is known as: 3800 Central Pike, Hermitage, TN 37076.

Tract 2:

LAND and all improvements located in the 4th Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Dodson Chapel Road, 77 feet South of a point in the center of Dodson Chapel Road and Central Pike; thence, East 115 feet parallel with Central Pike to a point; thence, southerly and parallel with Dodson Chapel Road 103 feet, more or less, to a point in the corner of Wright's land; thence, westwardly 115 feet to an iron pin, the center of Dodson Chapel Road; thence, northerly along the center of said Road, 103 feet, more or less, to the POINT OF BEGINNING.

This property is known as: 3961 Dodson Chapel Rd, Hermitage, TN 37076.

Being the same property conveyed to Sherif Thabet Ramzi Roufail by Warranty Deed from Mohammed Amer, dated June 28, 2021, of record June 29, 2021, in Instrument No. 20210629-0087963, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Witness my/our hand(s) this the 14 day of October, 20___.

Sherif Thabet Ramzi Roufail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERIF THABET RAMZI ROUFAIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of October 2026 .

Notary Public
My Commission Expires: 9/3/2030
(SEAL)

HOPE MARION
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2030
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903
will@rudytitle.com

I, **Gabriel R. Lutz**, 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 **10/14/2026** (date of document).

Affiant Signature

Date **10/14/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **14** day of **October**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027