This Instrument Prepared by & Return to:
Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 866996 DEEDWARRSP
06/03/2022 10:54:41 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20220603-0064229

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Husni Mansour Hassan | Same as New Owner | 181-00-0-030.00 |
| 7340 Campton Rd | | 181-00-0-029.00 |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MOTASEM AYESH, A MARRIED MAN** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **HUSNI MANSOUR HASSAN** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for those exceptions included on ***Exhibit "B",*** attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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

[*Signatures commence on following page*]

WITNESS Grantor's hand, this 1 day of June, 2022.

Motasem Ayesh

STATE OF TN )
COUNTY OF Williamson)

On this 1 of June, 2022 before me personally appeared Motasem Ayesh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.
Witness my hand and official seal on this 1 day of June, 2022.

Notary Public
My Commission Expires: 11/22/25

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration for this transfer, or value of property (whichever is greater) is $700,000.00.

Affiant

Subscribed and sworn before me this 1 day of June, 2022.

Notary Public

My Commission Expires: 11/22/25

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**EXHIBIT "A"**
**Legal Description**

Being two parcels land Davidson County, Tennessee, described as follows:

**PARCEL 1:**

BEING Tract No. 2 on the Plan of C. E. Carrigan Estate, as of record in Book 5190, Page 273, Register's Office for Davidson County, to which plan reference is made for a more complete description, containing 4.86 acres.

**PARCEL 2 :**

Land in the 5th Civil District of Davidson County, Tennessee, being on the south side of Old Hickory Boulevard, described as follows:

BEGINNING at a PK nail in the center line of Old Hickory Boulevard at the northeast corner of the C. E. Carrigan Estate, said PK nail being 1050 feet, more or less, west of the west margin of Pettus Road and at James A. Bosworth's northwesterly comer , thence South 8 deg. 05 min. 07 sec. West a distance of 354.03 feet with a fence, James L. Bosworth's west line, to a point; thence South 25 deg. 42 min. 07 sec. West a distance of 100.00 feet with a fence to a point; thence South 31 deg. 04 min. 07 sec. West a distance of 100.00 feet with a fence to a point; thence south 40 deg. 53 min. 07 sec. West a distance of 62.10 feet with a fence to a point; being James L. Bosworth's southwest comer and Lucille Bosworth's northwest comer; thence South 37 deg. 1 1 min. 44 sec. West a distance of 398.30 feet with a fence to an iron pin; thence North 63 deg. 26 min. 35 sec. West a distance of 13 1.07 feet with a fence to an iron pin; thence North 25 deg. 55 min. 21 sec. East a distance of 950 .41 feet to a PK nail in the center line of Old Hickory Boulevard; thence South 79 deg . 51 min. 41 sec. East a distance of 130.00 feet with the centerline of Old Hickory Boulevard to the point of beginning, containing 4.22 acres, more or less, by survey of Ragan Smith & Associates, dated October 1 8, 1978 .

Being also known as 14087 Old Hickory Blvd and 0 Old Hickory Blvd, Cane Ridge, TN 37013.

Being the same property conveyed to Joseph G. LaQuiere and wife, Mary LaQuiere, as to a 1/2 undivided interest and Jerry W. LaQuiere and wife, Donna LaQuiere, as to a 1/2 undivided interest by Warranty Deed from Roy L. Jones and Katherine M. Jones, unmarried persons of record in Book 7338, Page 135 Register's Office for Davidson County, Tennessee, dated August 27, 1987 and recorded on August 28, 1987.

Being the same property conveyed to Jerry W. LaQuiere and Donna LaQuiere, husband and wife by Quitclaim Deed from Mary LaQuiere, of record in Instrument No. 20210211-0019996 Register's Office for Davidson County, Tennessee, dated February 05, 2021 and recorded on February 11, 2021.

Being the same property conveyed to Motasem Ayesh, a married man by Warranty Deed from Jerry W. LaQuiere and Donna LaQuiere, husband and wife of record in Instrument No. 20210211-0019997 Register's Office for Davidson County, Tennessee, dated February 10, 2021 and recorded on February 11, 2021.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

**EXHIBIT "B"**

**Permitted Exceptions**

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 273, Register's Office for Davidson County, Tennessee.