Karen Johnson Davidson County
Batch# 898020 DEEDQC
08/03/2022 10:15:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220803-0088362

This instrument prepared by and after recording return to:

Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Motasem Mansour Ayesh 14095 Old Hickory Blvd Antioch, TN 37013	SAME	181-00-0-030.00 181-00-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **HUSNI MANSOUR HASSAN** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **MOTASEM MANSOUR AYESH** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all of the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on ***Exhibit "A"*** attached hereto and incorporated herein by reference follows together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2022 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The said Quitclaim Deed was prepared solely upon the information provided by the parties and no title examination or research was requested of or conducted by the preparer thereof.

[*Signatures commence on the following page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 2nd day of August, 2022.

GRANTOR:

HUSNI HASSAN

Husni Mansour Hassan

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 2nd day of August, 2022, before me personally appeared Husni Mansour Hassan, 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 his/her free act and deed.

Witness my hand and official seal this 2nd day of August, 2022.

Carrie Borden

Notary Public

My Commission Expires: 11/22/25

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

I, Rachael Leigh, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 2nd day of August, 2022.

Rachael Leigh

Affiant

Carrie Borden

Notary Public

My Commission Expires: 11/22/25

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

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 Husni Mansour Hassan by deed from Motasem Ayesh, a married man of record in Instrument No. 20220603-0064229, Register's Office for Davidson County, Tennessee, dated June 1, 2022 and recorded on June 3, 2022.