Karen Johnson Davidson County
Batch# 898020 DEEDQC
08/03/2022 10:15:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220803-0088363

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	082-06-0-013.00

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

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a railroad spike (old) in the Easterly margin of Dickerson Pike, US Highway 31-W, the Southwest corner of a tract of land which belongs to Shirley J. Gambill, having a deed reference in Instrument No. 20010724078397, Register's office for Davidson County, Tennessee, the Northwest corner of this tract and continuing as follows: South 88 degrees 08 minutes 11 seconds East, 154.00 feet to an iron pin (new), in the Westerly margin of Alley No. 326, the Southeast corner of said tract of land which belongs to Shirley J. Gambill; thence South 01 degrees 00 minutes 49 seconds West, 200.00 feet to a railroad spike (old), at the intersection of the Westerly margin of Alley No. 326, and the Northerly margin of Hancock Street; thence North 88 degrees 08 minutes 12 seconds West, 154.09 feet to a railroad spike (old) at the intersection of Hancock Street and the Easterly margin of Dickerson Pike; thence North 01 degrees 02 minutes 19 seconds East, 200.00 feet to the point of beginning, containing 0.71 acres, or 30,787 square feet, more or less, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, dated February 11, 2002.

Being also known as 803 Dickerson Pike, Nashville, TN 37207.

Being the same property conveyed to Husni Mansour Hassan by deed from Motasem Mansour Ayesh of record in Instrument No. 20220603-0064226 Register's Office for Davidson County, Tennessee, dated June 1, 2022 and recorded on June 3, 2022.