Karen Johnson Davidson County
Batch# 898020 DEEDQC
08/03/2022 10:15:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220803-0088364

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
Jad Ayesh 14095 Old Hickory Blvd Antioch, TN 37013	SAME	081-02-0-200.00

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 **JAD 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 in Davidson County, Tennessee, being Lot 7, E.B. Smith Subdivision for E.B. Smith, Jr. as shown on the Plat of record in Book 6200, page 704, said Register's Office, to which reference is hereby made for a more complete description and being described as follows:

Commencing at an Iron Pin Set (IPS) at the intersection of the Westerly right of way of 26th Avenue North and the Northerly right of way of Clarksville Pike; Thence with said Clarksville Pike the following calls: North 58 degrees 44 minutes 38 seconds West a distance of 150.36 feet to an IPS; North 05 degrees 31 minutes 55 seconds East a distance of 7.84 feet to an IPS at the point of beginning of the herein described property. Thence continuing with Clarksville Pike the following calls:

North 57 degrees 40 minutes 06 seconds West a distance of 156.21 feet to an IPS; North 33 degrees 26 minutes 50 seconds East a-distance of 6.10 feet to an Iron Pin Found (IPF); North 56 degrees 33 minutes 10 seconds West a distance of 50.07 feet to an IPF at the Southeasterly corner of Zycron Computer Services, Inc. as recorded in Deed Book 10414, Page 753, Register's Office for Davidson County (R.O.D.C.); Thence with Zycron, North 33 degrees 09 minutes 29 seconds East a distance of 192.81 feet to an IPF in the Southerly line of Metro Government Parks, as recorded in Deed Book 4793, Page 558; Thence with Metro Parks the following calls: South 58 degrees 14 minutes 04 seconds East a distance of 33.27 feet to an IPF; South 59 degrees 23 minutes 53 seconds East a distance of 215.02 feet to an IPF in the Westerly right of way of 26th Avenue North; Thence with said right of way, South 04 degrees 37 minutes 58 seconds West a distance of 88.31 feet to an IPS in the Northeasterly corner of Parcel 183, as recorded in Instrument No. 20070501-0052078 R.O.D.C.; Thence with said parcel the following calls: North 58 degrees 16 minutes 51 seconds West a distance of 150.00 feet to an IPS; South 05 degrees 31 minutes 55 seconds West a distance of 142.16 feet to the point of beginning. Containing 0.97 acres, more or less, as surveyed this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS No. 1859.

Being also known as 2610 Clarksville Pike, Nashville, TN 37208.

Being the same property conveyed to Husni Mansour Hassan by deed from Jad Ayesh of record in Instrument No. 20220603-0064230 Register's Office for Davidson County, Tennessee, dated June 1, 2022 and recorded on June 3, 2022.