Karen Johnson Davidson County
Batch# 957340 DEEDQC
01/04/2023 10:56:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230104-0000582

PREPARED BY:
Baha A.Naser

ADDRESS NEW OWNER:
Fayzeh H. Mahmoud
710 W Old Hickory Blvd
Madison TN 37115

SEND TAX BILLS:
New Owner

MAP-PARCEL:
042 11 0 012.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Baha A.Naser** ("Grantors") does hereby quitclaim and convey unto **Fayzeh H. Mahmoud** ("Grantee"), its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, Being N SIDE OLD HICKORY BLVD E OF GRAYCROFT AVE

Land in the 11th Civil District of Davidson County, Tennessee, and being described as follows:

Said Tract or parcel of land lying north of Lot No. 52 and the northwest of Lot No. 52 as shown on the map of Section III of Morning View Subdivision, as of record in Book 2083, Page 112, Register's Office for said County and described as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard (Hall's Lane Section), at a concrete monument at the southwest corner of Lot 53 shown said Section III, Morning View Subdivision, above referred to; thence with the margin of said Old Hickory Boulevard, north 85° 53 minutes west 42.21 feet to the beginning of a curve and continuing with the margin of said Boulevard westerly along a curve having a radius of 739.5 feet, a distance of 141.56 feet to a point; thence leaving said road north 4° 02 minutes east 220.05 feet; thence north 69° 45 minute 30" east 100 feet to the most westerly corner of Lot 52 shown on said plan; thence with the line of Lot 52 south 59° 23 minutes 50" east 102.28 feet to a concrete monument, a corner of Lots 52 and 53; thence along the westerly line of Lot 53, south 4° 07 minutes west 202 feet to the beginning, containing 0.98 acre, more or less.

Source of Title: 20200618-0063726
Register's Office for Davidson County, Tennessee. to which reference is hereby made for a more complete and accurate description.

This is improved property commonly known as 710 Old Hickory Blvd
Madison TN 37115 AKA 710 W Old Hickory Blvd Madison TN 37115

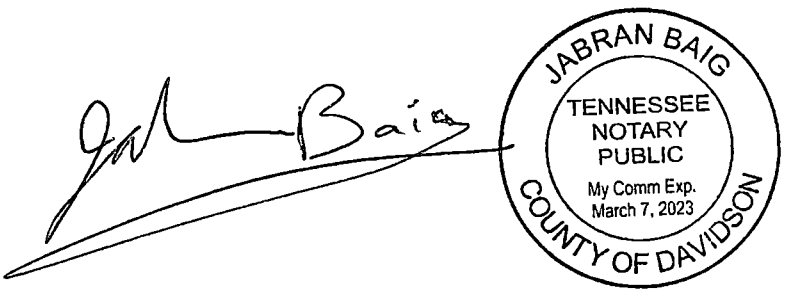
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor(s) has caused this instrument to be executed on this 19 day of September **2022**

Baha A.Naser

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Baha A.Naser**, that executed the within Quitclaim Deed for the purpose therein contained.

STATE OF TN
COUNTY OF Davidson



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
FAYZEH MAHMOUD **, Affiant**
Subscribed and sworn before me this the
4 **Day of** JAN **, 20** 23
Q. Hayes **, Deputy Register**