This instrument was prepared on the basis of information furnished by the parties hereto without the benefit of a title examination by:
The Hill Firm PLLC
PO Box 150529
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1154044 DEEDQC
07/03/2024 11:22:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240703-0050286

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $ 10.00 and this transfer is / not exempt from transfer tax.

Affiant

Sworn to and subscribed before me this 1st day of July, 2024.

Notary Public
My Commission Expires: 1/6/25

ROB HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

New Owner:
111-125 W Due West Ave Partnership

Tax Bills To:
Same

Map/Parcel No:
051-08-0-180.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **SALAH AYESH** ("Grantor") has this day bargained and sold, and does hereby remise, release, transfer and QUITCLAIM unto **111-125 W DUE WEST AVE PARTNERSHIP**, a Tennessee General Partnership, its successors, and assigns, all of his right, title and interest in the real property located in Davidson County, Tennessee, more particularly described as follows:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 1 on Plan of Resubdivision of Parts of Lots 5 and 6 Charles U. Coggins & Sons First Addition to Montague of record in Plat Book 4060, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT II
A tract of land on the South side of Due West Avenue in Davidson County, Tennessee, being part of Lot 6 on the Map of Charles U. Coggins & Sons First Addition to Montague as of record in Plat Book 547, Page 75, Register's Office for Davidson County, Tennessee, and also shown on the Plan of Resubdivision of Lots 3 and 4 and Parts of Lot 2 & Lot 5 of the aforesaid plat of record in Plat Book 9700, Page 82, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a railroad spike in the Southwest corner of Charles U. Coggins & Sons First Addition to Montague Resubd1v1s1on of Lots 5 and 6 as of record in Plat Book 4060, Page 56, said Register's Office; thence North 64 degrees 06 minutes 17 seconds

West 30.09 feet to an iron rod in the Easterly right-of-way margin of CSX Railroad, thence with said right-of-way North 21 degrees 42 minutes 25 seconds East 199.68 feet to an iron rod in the South right-of-way margin of Due West Avenue; thence with said right-of-way South 84 degrees 53 minutes 00 seconds East 45.93 feet to an iron rod, thence South 25 degrees 53 minutes 43 seconds West 191.80 feet to a railroad spike, thence South 21 degrees 42 minutes 25 seconds West 23. 70 feet to the point of beginning, said tract containing 7470 square feet (0.17 +/- acres) more or less.

Being the same property conveyed to Salah Ayesh by Warranty Deed from Emeco Properties, LLC by Warranty Deed of Deed of record in Instrument No 20230403-0023999, Register's Office for Davidson County, Tennessee, dated March 31, 2023.

This is improved real property commonly known as 111 -125 W Due West Ave, Madison, Tennessee 37115.

THIS PROPERTY IS NOT NOW AND NEVER HAS BEEN THE RESIDENCE, MARITAL OR OTHERWISE, OF ANY OF ITS CURRENT OWNERS.

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

This conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable government and zoning regulations.

IN WITNESS WHEREOF, I have caused this Warranty Deed to be executed this 1st day of ~~June~~ July, 2024.

Grantor

SALAH AYESH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named SALAH AYESH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand, this 1st day of July, 2024.

Notary Public
My Commission Expires:

ROB HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025