QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **- $0.00 - .**

Karen Johnson Davidson County
Batch# 1303047 DEEDQC
07/28/2025 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250728-0059523

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

23 DAY OF JULY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 170725 - QCD

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL
Waad Al Hassan, Emad Ataa Yousef and Haroun Kamil Soltan	SAME AS NEW OWNERS	107-09-0-061.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **WAAD AL HASSAN**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim my right, title and interest, unto, **WAAD AL HASSAN, A MARRIED MAN AS TO A 1/3 INTEREST, EMAD ATAA YOUSEF, A MARRIED MAN AS TO A 1/3 INTEREST, AND HAROUN KAMIL SOLTAN, A MARRIED MAN AS TO A 1/3 INTEREST, AS TENANTS IN COMMON,** hereinafter referred as Grantee, their Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND located in Davidson County, Tennessee, being Lot No. 53 on the Plan of Patricia Heights, Section I, as of record Book 2331, Pages 130 and 131, Register's Office for said county, and described as follows:

BEGINNING at a point in the Westerly margin of Radford Drive at the corner of Lots Nos. 52 and 53; thence with the line between said lots, Northwardly 307.6 feet to a point; thence Southwesterly 132.3 feet to the North margin of Harold Drive; thence with the margin of the same, Southeasterly partly around the curve, 271.1 feet to the beginning of a curve; thence around said curve; Easterly 39.5 feet to the Westernly margin of Radford Drive; thence with the margin of the same, Northerly 191.7 feet to the point of beginning.

BEING the same property conveyed to Waad Al Hassan, an unmarried man by Warranty Deed from Wolfe Investments LLC, dated October 12, 2022, recorded on October 19, 2022 in Instrument No. 202210190114026 in the Register's Office of Davidson County, Tennessee.

The spouse of Waad Al Hassan has never lived in the property as their primary residence.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is unimproved property known as 927 Radford Drive, Nashville, TN 37217.

Witness our/my hand on the 23 day of July, 2025.

Waad Al Hassan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Waad Al Hassan, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of July, 2025.

Notary Public
My Commission expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/23/2025.

Kim Hollingshead, Esq

7/23/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 7/23/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON