Karen Johnson Davidson County
Batch# 1322975 DEEDQC
09/16/2025 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250916-0074012

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of September, 2025.

NOTARY PUBLIC
My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

ADDRESS OF NEW OWNER:
Mustafa Jaafar
100 Wiggins Court
Nolensville, TN 37135

SEND TAX BILLS TO:
New Owner

Map & Parcel: 096-01-0-068.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Hussein D. Adnan**, Grantor, does hereby quitclaim and convey all of his undivided right, title and interest, to the hereinafter described property to **Mustafa Jaafar**, Grantee. Said property conveyed herein is described as follows:

A parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land Associates, Inc.

Beginning at an iron pin in the Northeasterly corner of the R. J. Baltz Jr., property at the South right of way of Lebanon Pike; thence South 69 degrees 38 minutes 00 seconds East 32.00 feet to an iron pin found ; thence South 05 degrees 12 minutes 00 seconds West 209.00 feet to an iron pin found; thence North 69 degrees 38 minutes 00 seconds West 82.00 feet to a broken concrete monument ; thence North 05 degrees 12 minutes 00 seconds East 209.00 feet to an iron pin (formerly a hub and tack found) and the point of beginning.

Being the same property conveyed to Hussein D. Adnan as to an undivided 34% interest and Mustafa Jaafar as to an undivided 66% interest, as tenants in common by Quitclaim Deed from Michael Edward Schutt,Jr., Individually as Devisee of the Estate of William B. Young, deceased, and as Personal Representative of The Estate of William B. Young, deceased, and Helen Venable, as devisee of The Estate of William B. Young, deceased of record in Instrument No. 20240605-0042154 Register's Office for Davidson County, Tennessee, dated May 23, 2024 and recorded on June 05, 2024.

This is real property commonly known as 2819 Lebanon Pike, Nashville, TN 37214.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 15 day of September, 2025.

Hussein D. Adnán

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Hussein D. Adnan, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 15th day of September, 2025.

Notary Public

My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 15, 2025.

J. Carlton Drumwright

September 15, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 15, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY