Karen Johnson
Batch # 1323999
09/18/2025 11:15:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250918-0074600

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:
Noha Gerges et al

1312 Blairfield Drive
Antioch, TN 37013

SEND TAX BILLS TO:

SAME AS ADDRESSEE

This Deed is being prepared by information furnished by the parties and without the benefit of a title search. The preparer assumes no liability for the status of title

Map & Parcel: 174-11-A-109 (parcel 1)
Map and Parcel: 137-13-OA-03700CO (parcel 2)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Carin Ayad a single woman and Kathy Ayad, a single woman

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Noha Gerges

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Parcel 1:

Land in Davidson, Tennessee, being all of Lot No. 205 on the Plan of Cane Ridge Farms, Phase One, Section Three according to survey and plat of same appearing of record in Instrument No. 20020712-0084136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ashraf Ayad, a married man, by deed from Farokh Fani and Ashraf Ayad, dated January 4, 2016 and file for record January 20, 2017 as Instrument NO. 20170120-0006272 in the Register's Office for Davidson County, Tennessee. The said Ashraf Ayad having since died intestate on May 26, 2025 by operation of law the property passes to his heirs, Noha Gerges, Carin Ayad, Kathy Ayad and Mark Ayad as evidenced in the Affidavits of heirship of record in Instrument No. 20250904-0070741 and 20250904-0070742 in the Register's Office of Davidson County, Tennessee. This property is commonly known as 1312 Blairfield Drive, Antioch, TN 37013

Parcel 2:

Being Lot NO. 37, Phase III, Section III, on the plan of Peninsula Point, as of record in Plat Book 11700, page 32, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Ashraf Ayad, married by deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington D.C. dated June 15, 2007 and filed for record June 20, 2007 in Instrument No. 20270620-0073635 in the Register's Office for Davidson County, Tennessee. The said Ashraf Ayad having since died intestate on May 26, 2025 by operation of law the property passes to his heirs, Noha Gerges, Carin Ayad, Kathy Ayad and Mark Ayad as evidenced in the Affidavits of heirship of record in Instrument No. 20250904-0070741 and 20250904-0070742 in the Register's Office of Davidson County, Tennessee.

This property is commonly known as: 3817 Waterford Way, Antioch, TN 37013.

WITNESS OUR HANDS this 17 day of Sept, 2025

Carin Ayad

Kathy Ayad

STATE OF TN
COUNTY OF Davidson

Before me, Judith C. Jacobs a Notary Public in and for said County and State, personally appeared **Carin Ayad and Kathy Ayad** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 17 day of Sept, 2025

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 8-21-27

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 17 day of Sept, 2025

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 8-21-27

Notary Public