Karen Johnson Davidson County
Batch # 1323999 DEEDQC
09/18/2025 11:15:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250918-0074601

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

ADDRESS NEW OWNER AS:
Samuel MarcosNamr, Michael Thapet

Botrous and, Noha Gerges

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: 149-00-0-024

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:

Land in the 2nd Civil District of Davidson County, Tennessee, being generally bounded on the North by the southerly margin of the old Shumate Lane, on the East by a 50 foot strip of land described in Book 8100, page 138 RODCT, on the South by margin of Shaway Drive and on the West by land now or formerly owned by Sam Sanders of record in Book 5376, page 630 RODCT, and being more particularly described as follows:

Beginning at a point in the northerly margin of Shaway Drive as shown on the PUD Boundary Plat and Subdivision Plat, Kmart Corporation recorded in Book 7900, page 289 RODCT; thence with said margin, North 78 degrees, 32 minutes 55 seconds West 220.78 feet to a point; thence leaving said margin, North 06 degree, 32 minutes 53 seconds West, 220.78 feet to a point; thence with the southerly margin of old Shumate Lane, South 81 degrees 03 minutes 11 seconds East 219.22 feet to a point; thence South 06 degrees 05 minutes, 44 seconds West 122.70 feet to the point of beginning and containing 0.60 acres, more or less.

Being the same property conveyed to Ashraf Ayad, Samuel Marcos Namr and Michael Thapet Botrous by deed from Farokh Fani dated July 7, 2023 and filed for record July 1, 2023 in instrument No. 20230718-0055109 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 his one third (1/3) interest in 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 2413 Shumate Lane Nashville, TN 37217.

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

STATE OF TENNESSEE NOTARY PUBLIC JUDITH C. JACOBS 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

STATE OF TENNESSEE NOTARY PUBLIC JUDITH C. JACOBS RUTHERFORD COUNTY

My commission expires: 8-21-27

Notary Public