This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 1337279 DEEDQC
10/22/2025 02:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251022-0084267

QUITCLAIM DEED

FROM: SALAH AYESH, Grantor

TO: VITA INVESTMENT GROUP, LLC, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Vita Investment Group, LLC 909 18th Avenue South, Suite A Nashville, TN 37212	Vita Investment Group, LLC 909 18th Avenue South, Suite A Nashville, TN 37212	10507048800 10507041800 10507041700

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of October, 2025.

MOLLIE BAUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 06, 2026

Notary Public
My Commission Expires: 7/6/26

FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SALAH AYESH, a resident of Williamson County, Tennessee ("Grantor"), does convey and forever quitclaim unto VITA

INVESTMENT GROUP, LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors and assigns, all of Grantor's interest and all other rights and title to a certain portion of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 20th day of October, 2024.

GRANTOR:

Salah Ayesh

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Mollie Bauer, a Notary Public of said County and State, personally appeared SALAH AYESH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 20th day of October, 2025.

Notary Public
My Commission Expires: 7/6/26

MOLLIE BAUER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 06, 2026

EXHIBIT A

PROPERTY DESCRIPTION

Parcel IDs#: 10507048800, 10507041800 and 10507041700

REAL PROPERTY In Davidson County, Tennessee, more particularly described as follows

TRACT I.
Land m Davidson County, Tennessee, being Lot No 1 on the Plan of the Coursey Subdivision, of record in Book 5190, Page 517, Register's Office for Davidson County, Tennessee.

Said Lot No 1 fronts 56 feet on the Westerly margin of 4th Avenue South and runs back 158.89 feet on the Northerly side lot line and 185 10 feet on the Southerly side lot line, being a broken line, to a line on the rear on which It measures 12 96 feet thereon.

TRACT II
Land in Davidson County, Tennessee, being Lot No 40 on the Plan of B.F Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's Office for said County, less that portion conveyed to the City of Nashville for the widening of Fourth Avenue South, as of record in Book 1005, Page 393, Register' s Office for said County.

Said part of Lot No 40 fronts 50 feet, more or less, on the Westerly side of Fourth Avenue South, formerly the Nolensville Turnpike, as widened, and runs back 126 feet, more or less, on the Southerly line and 81-1/2 feet, more or less, on the Northerly line, with the Southerly margin of an alley, to an alley in the rear, measuring 67 feet on said rear line.

TRACT III
Land situated in the County of Davidson, State of Tennessee, and described as follows Being Lot No 39, in Ram's Addition to Nashville, said lot fronts 50 feet on the South side of Cherry Street, now known as 4th Avenue South, on the Nolensville Turnpike Road, at or near Rain's Spring, and runs back between parallel lines 170 feet, more or less, to an alley said Rain's Plan, is registered in the Register's Office of said County, in Book 57, Page 115, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Salah Ayesh by Warranty Deed from Islamic Center of Tennessee, a Tennessee religious corporation of record in Instrument No. 20250530-0042811, Register's Office for Davidson County, Tennessee, dated May 27, 2025, and recorded on May 30, 2025.

This is improved property known as 1413, 1421 and 1423 4th Avenue South, Nashville, Tennessee 37210.

TRUE COPY CERTIFICATION

I, Michael Shoptaw, 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 **October 22, 2025.**

Michael Shoptaw

10/22/25
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 10/22/25, before me, the undersigned, personally appeared Michael Shoptaw, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 7/6/26

