Karen Johnson Davidson County
Batch # 1347552 DEEDQC
11/18/2025 11:03:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251118-0091735

FROM: Jad Ayesh

TO : Yihia Ayesh

QUITCLAIM DEED

Address of New Owner:
Yihia Ayesh
5395 Cane Ridge Rd
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
174-00-0-168.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ -0-

Affiant

Subscribed and sworn to before me this the 13 day of Nov., 2025.

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
Commission Expires: 10/21/2028

Prepared from information

furnished by the parties

I, Jad Ayesh, do hereby quitclaim to Yihia Ayesh, HIS Heirs and Assigns, all my rights, title and interest in the following land located in DAVIDSON County, Tennessee described as follows: To-Wit:

SEE EXHIBIT A

Being the same property conveyed to **Jad Ayesh**, by Deed of record in Instrument No. 201908200083212, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5395 Cane Ridge Rd, Antioch, TN 37013

Witness our hand(s) this the 13 day of November, 2025.

Jad Ayesh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jad Ayesh**, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13 day of November, 2025.

Notary Public
Commission Expires: 10/21/2028

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

EXHIBIT A

Land in the 6th Civil District of Davidson County, Tennessee, being part of the Old Carper Homeplace, shown on plan of record in Book 2, Page 67 and 82, Chancery Court of Nashville, being approximately 1 acre carved out of 11 acre tract conveyed to Buford L. Huddleston and wife, Kathleen Huddleston in Book 4044, Page 328, Register's Office of Davidson County, Tennessee, the 11 acre tract being a triangular shaped parcel lying in the southeast corner of the 137.5 acres W. W. Carper Lands. The one acre tract is bounded on the north by and including part of the Columbia Natural Gas lines, on the east by Cane Ridge Road; on the south and west by land retained by Buford L. Huddleston etux; and more fully described according to a survey by E. L. Miller Jr., and Co dated June 14, 1972, as follows:

Beginning at a point in the westerly margin of Cane Ridge Road, thence with a new line with Buford L. Huddleston, South 45 degrees 08' West, 184.0 feet to a point; thence with a new line with Buford L. Huddleston, North 52 degrees 10' West, 201.1 feet crossing the gas lines to a point; thence with the gas line easement, North 45 degrees 08' East, 250 feet to a point in the westerly margin of Cane Ridge Road, with a curve in a southerly direction having a chord bearing of 11 degrees 38 minutes and a radius of 637.0 feet and a length of 127.44 feet to a point; thence South 29 degrees 51' East, 76.56 feet to the point of beginning.

This conveyance is made subject to Easement(s) granted to Betty Jean Huddleston for right-of-way of record in Instrument No. 20090323-0025925; Easement(s) granted to Columbia Natural Gas lines of record in Book 3763, Page 4; and to any and all matters shown on said plan and/or survey of record; all of said Register's Office.