Karen Johnson
Batch # 1347552
11/18/2025 11:03:45 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20251118-0091736

FROM: Jad Ayesh

TO : Mohammed Ayesh and Husni Mansour Hassan

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Mohammed Ayesh and Husni Mansour Hassan 7340 Compton Rd Nashville, TN 37211	OWNER	081-02-0-200.00

THIS INSTRUMENT WAS PREPARED BY

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

Prepared from information

furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

Notary Public
Commission Expires: 10/21/2028

I, Jad Ayesh, do hereby quitclaim to Mohammed Ayesh and Husni Mansour Hassan, THEIR 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. 202208030088364 , Register's Office for Davidson County, Tennessee.

This is improved property known as: 2610 Clarksville Pike, Nashville, TN 37208

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 Davidson County, Tennessee, being Lot 7, E.B. Smith Subdivision for E.B. Smith, Jr. as shown on the Plat of record in Book 6200, page 704, said Register's Office, to which reference is hereby made for a more complete description and being described as follows:

Commencing at an Iron Pin Set (IPS) at the intersection of the Westerly right of way of 26th Avenue North and the Northerly right of way of Clarksville Pike; Thence with said Clarksville Pike the following calls: North 58 degrees 44 minutes 38 seconds West a distance of 150.36 feet to an IPS; North 05 degrees 31 minutes 55 seconds East a distance of 7.84 feet to an IPS at the point of beginning of the herein described property. Thence continuing with Clarksville Pike the following calls:

North 57 degrees 40 minutes 06 seconds West a distance of 156.21 feet to an IPS; North 33 degrees 26 minutes 50 seconds East a-distance of 6.10 feet to an Iron Pin Found (IPF); North 56 degrees 33 minutes 10 seconds West a distance of 50.07 feet to an IPF at the Southeasterly corner of Zycron Computer Services, Inc. as recorded in Deed Book 10414, Page 753, Register's Office for Davidson County (R.O.D.C.); Thence with Zycron, North 33 degrees 09 minutes 29 seconds East a distance of 192.81 feet to an IPF in the Southerly line of Metro Government Parks, as recorded in Deed Book 4793, Page 558; Thence with Metro Parks the following calls: South 58 degrees 14 minutes 04 seconds East a distance of 33.27 feet to an IPF; South 59 degrees 23 minutes 53 seconds East a distance of 215.02 feet to an IPF in the Westerly right of way of 26th Avenue North; Thence with said right of way, South 04 degrees 37 minutes 58 seconds West a distance of 88.31 feet to an IPS in the Northeasterly corner of Parcel 183, as recorded in Instrument No. 20070501-0052078 R.O.D.C.; Thence with said parcel the following calls: North 58 degrees 16 minutes 51 seconds West a distance of 150.00 feet to an IPS; South 05 degrees 31 minutes 55 seconds West a distance of 142.16 feet to the point of beginning. Containing 0.97 acres, more or less, as surveyed this 4th day of March, 2008. by Arrowhead Survey, J. Mark Cantrell, TN RLS No. 1859.