Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	AH & EA PROPERTY TRUST #3 1731 Forrest Crossing Circle, Franklin, TN 37064 Brentwood, Tennessee 37027
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	060-8-009
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

Karen Johnson Davidson County
Batch# 1361117 DEEDQC
12/23/2025 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0101957

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 3rd day of February, 2025 by and between Dickerson Rd. Investment, LLC, a Tennessee Limited Liability Company, conveys said real property to AH & EA PROPERTY TRUST #3, dated February 3, 2025, John Soubhy, Trustee(s),"Grantee, including all their rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in following described tract of land, lying and being situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 2, in the unrecorded Subdivision of Dr. F.H. Chester's Farm on Dickerson Pike and Ewing Lane, and described more particularly as follows:

Beginning at the southwest comer of the intersection of Dickerson Road and Ewing Lane, said point designated by a railroad spike, and proceeding thence along the southerly margin of Ewing Lane N 80 deg. W 141.5 feet to a point; thence leaving the right-of-way of the said Ewing Lane S 4 deg. 19 min. W 156.38 feet to a point; thence S 80 deg. E 141.5 feet to a point in the westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road N 4 deg. 19 min. E 156.38 feet to the point of beginning, said tract containing 0.51 acres, more or less.

Being the same property conveyed to Ashraf Habib, a married man, by Warranty Deed from Semere D. Woldu, an unmarried man, dated October 20, 2016, and recorded October 21, 2016, as Instrument No. 20161021-0111389, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dickerson Rd. Investment, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ashraf Habib, a married man, dated July 15, 2022, and recorded July 18, 2022, as Instrument No. 20220718-0082237, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY Property Address: 3056 Dickerson Pike, Nashville, TN 37207-2902

[Signature on Following Page]

WITNESS my/our hand(s) and seal on this 3 day of February, 2025

ASHRAF Habib

ASHRAF HABIB, on behalf of Dickerson Rd. Investment, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

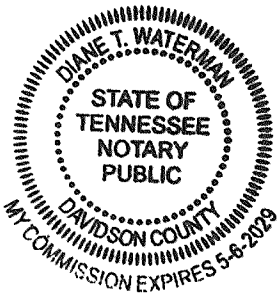
Before me, the undersigned Notary Public in and for said County and State, personally appeared Ashraf Habib, as President and on behalf of Dickerson Rd. Investment, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 3rd day of February, 2025.

Diane T. Waterman

Notary Public

My Commission Expires: 5-6-2029



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

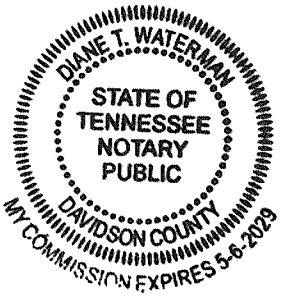
Affiant: ASHRAF Habib

Signed before me, witness my hand and official seal.
This 3th day of February 2025.

Diane T. Waterman

Notary Public

My Commission Expires: 5-6-2029



Certificate of Authenticity

I, Douglas L. Waterman, Attorney at Law, 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 February 3, 2025.

Affiant Signature

12/15/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of DECEMBER, 2025.

Notary's Signature

My Commission Expires: 5-6-2029
Date

Notary's Seal (if on paper)

