Karen Johnson Davidson County
Batch # 1369090 DEEDWARR
01/12/2026 01:07:54 PM 3 pgs
Fees: $18.00 Taxes: $1,107.69
20260112-0002692

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,376.00.

Affiant

Subscribed and sworn to before me a notary public, this 15th day of December, 2025.

Notary Public

My commission expires: 5/3/2027

MARK W. HONEYCUTT II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Samuel Boules and Samouel Saleh 404 Bountiful Dr. Smyrna, TN 37167	Same	163 00 0 056.00

THIS INDENTURE, made and entered into this 15th **th** day of December, **2025**, by and between **MANSOUR AYESH**, an unmarried person, Grantor, and **SAMUEL BOULES,** an unmarried person, and **SAMOUEL SALEH**, an unmarried person, Grantees,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Antioch, County of Davidson, State of Tennessee:

Property located in the 32nd Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 11-03-25,

File Number 3-734, as follows:

Beginning at an existing broken concrete monument on the south margin of Mount View Road located approximately 2,315 feet west of the intersection of Rural Hill Road and having a Tennessee State Plane Coordinate of N:627186.8613, E:1773440.1645;

Thence leaving said margin and with the common line of 300 Hickory Apartments, LLC (Instrument Number 20220705-0077339, Plat Book 5200, Page 726) SOUTH 00 DEGREES 47 MINUTES 39 SECONDS WEST a distance of 228.64 feet to an existing iron rod at a chain link fence corner and having a TSPC of N:626958.2443, E:1773436.9955;

Thence NORTH 82 DEGREES 44 MINUTES 06 SECONDS WEST a distance of 480.50 feet to an existing iron rod in a fence row;

Thence with the north line of Mill Park Homeowners Association, Inc. (Instrument Number 20010712-0074529, Plat Book 20000706-0066999) NORTH 82 DEGREES 31

MINUTES 33 SECONDS WEST a distance of 110.79 feet to an existing iron rod in a fence row;

Thence with the east line of Intuition Development, LLC (Instrument Number 20210308-00297556) NORTH 12 DEGREES 22 MINUTES 42 SECONDS EAST a distance of 276.98 feet to an existing iron rod on the south margin of Mount View Road and having a TSPC of N:627303.9622, E:1772909.8805;

Thence NORTH 12 DEGREES 22 MINUTES 42 SECONDS EAST passing an existing iron rod at 2.09 feet and continuing a total distance of 30.21 feet to the center of Mount View Road; Thence with said center line SOUTH 77 DEGREES 25 MINUTES 24 SECONDS EAST a distance of 537.11 feet;

Thence leaving said center line SOUTH 00 DEGREES 47 MINUTES 39 SECONDS WEST a distance of 29.65 feet to an existing broken concrete monument which is the point of beginning, having an area of 158463.17 square feet, 3.64 acres

Being the same property conveyed to MANSOUR AYESH, by deed from JUANITA BYERLY, MARRIED JOHN NATHANIEL RAINEY, SR., MARRIED, MICHELLE DAWN PRATT A/K/A MICHELLE RAINEY PRATT NIXON, MARRIED, of record in Instrument No. 20221021-0114830, dated October 19, 2022, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) all applicable governmental and/or zoning regulations; and (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is unimproved property known as: 5130 Mount View Road, Antioch, TN 37013.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the said Grantee, his heirs, successors and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered; and that unless otherwise herein set out the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "Grantor" or "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said Grantor the day and year first above written.

MANSOUR AYESH

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MANSOUR AYESH** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of December, **2025.**

MARK W. HONEYCUTT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Notary Public
My commission expires: 5/3/27

GENERAL NOTES

1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.

2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX7 DUAL FREQUENCY RECEIVER.

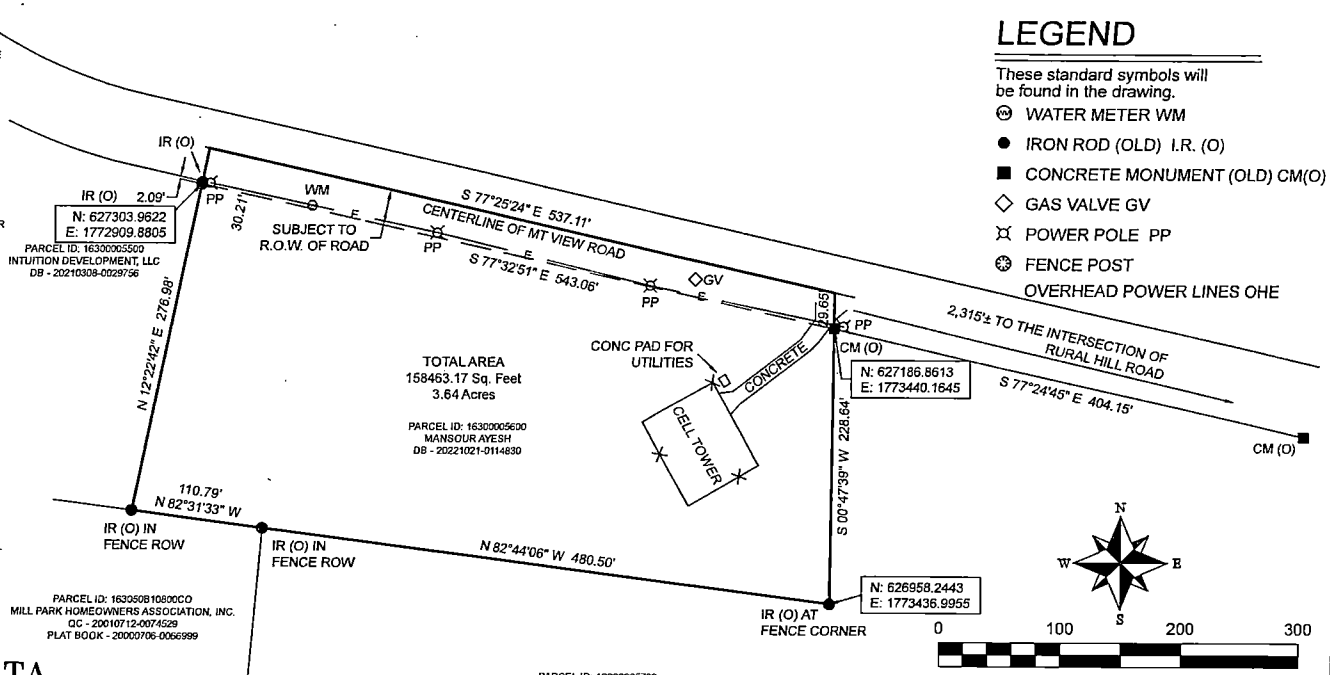
3. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.

4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.

6. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

7. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.



LEGEND

These standard symbols will be found in the drawing.

- WATER METER WM
- IRON ROD (OLD) I.R. (O)
- CONCRETE MONUMENT (OLD) CM(O)
- GAS VALVE GV
- POWER POLE PP
- FENCE POST
- OVERHEAD POWER LINES OHE

GPS METADATA

Type of GPS field procedure :	Real-time Kinematic Network
Positional Accuracy Vectors does not exceed :	H0.0421, V0.07241
Date of survey :	October 24, 2025
Datum and Epoch Coordinates :	USA/NAD83/TN
Designation of fixed-control :	TN31
Geoid Model :	ContinentalUS_NGS2018
Combined grid factor(s) :	None

I HEREBY CERTIFY TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT THIS IS A CATEGORY II SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

JEFFREY PATRICK CHANDLER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2353

BOUNDARY RETRACEMENT

DRAWN	DATE	MAP AND PARCEL
JORDAN C.	NOV. 3, 2025	PARCEL ID: 16300005600
SCALE	SHEET	PROJECT NO.
1" = 100'	ONE OF ONE	3-734

PROJECT INFORMATION:
BEING THE SAME PROPERTY DESCRIBED IN
DB - 20221021-0114830
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

CLIENT INFORMATION:
MANSOUR AYESH
7340 CAMPTON ROAD
NASHVILLE, TN 37211

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com