This instrument prepared by:
Alan T. Fister, Attorney
4235 Hillsboro Pike, Ste. 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1387447 DEEDQC
03/03/2026 08:17:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260303-0016369

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Akram Aldroubi and Charlotte Brooks Avant	Akram Aldroubi and Charlotte Brooks Avant	117 04 0 160.00
2712 Brightwood Ave.	2712 Brightwood Ave.	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Akram Aldroubi** by these presents does hereby quitclaim and convey unto **Akram Aldroubi and Charlotte Brooks Avant,** husband and wife, with right of survivorship, the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, TN, being Lot No. 124 and the southerly 13 feet on Lot No. 125 on the Plan of Belmont Terrace, of record in Book 421, Page 101, as amended in Book 716, Page 2, Register's Office for said County.

Said Lot No. 124 and the southerly 13 feet of said Lot No. 125 front together 57 feet on the easterly margin of Brightwoood Avenue and extend back between parallel lines 176.5 feet, more or less, to an alley.

Being the same property conveyed to Akram Aldroubi, by deed from Julie J. Wildman, unmarried, of record in instrument #20070718-0085505, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This is improved property known as **2712 Brightwood Avenue, Nashville, Tn 37212**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs or assigns forever.

AA

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $_____-0-_____

Affiant

Subscribed and sworn to before me, this the 26th day of February 2026

My commission expires: 07/03/2026
(Affix Seal)

Notary Public

ABBIGAIL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand on the date shown forth below.

Akram Aldroubi

STATE OF Tennessee
COUNTY OF Davidson

Before me, Abbigail Anderson, a Notary Public of the State and County aforesaid, personally appeared Akram Aldroubi, 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 purpose therein contained, by signing his name as grantor.

Witness my hand and seal, at office in Nashville, TN, this 26th day of February, 2026.

Notary Public

My Commission Expires: 07/03/2028

ABBIGAIL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028