Karen Johnson Davidson County
Batch# 1395177 DEEDQC
03/19/2026 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260319-0022059

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

QUITCLAIM DEED

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

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

Exempt: Tenn. Code Ann. § 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and per statute no transfer tax is due.

FOR AND IN CONSIDERATION of the sum of zero dollars ($0.00), the receipt of which is acknowledged, and other good and valuable considerations I, **SAMOUEL SALEH,** an unmarried person, whose address is 19 Nevada Place, Bronxville, NY 10708, as Grantor, by these presents do hereby quitclaim and convey unto **SAMUEL BOULES**, an unmarried person, the property commonly known as 5130 Mount View Road, Antioch, TN 37013, all right, title, interest and claim in certain real property located in Davidson County, Tennessee, more particularly described as:

The land is described as follows:

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 SAMUEL BOULES, an unmarried person, and SAMOUEL SALEH, an unmarried person, by deed from MANSOUR AYESH, an unmarried person, of record in Instrument No. 20260112-0002692, dated December 15, 2025, said Register's Office.

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

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law or otherwise, concerning the condition of the title of the property prior to the date Grantor acquired title.

Said property is conveyed subject to all such easements, covenants, conditions, limitations, restrictions and encumbrances as may affect the premises.

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 and assessments not yet due and payable; and (4) rights of tenants in possession and assumed by the Grantee herein.

WITNESS the signature of the said Grantor the 6 day of MARCH, 2026.

SAMOUEL SALEH

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **SAMOUEL SALEH,** 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 6 day of MARCH, 2026.

Notary Public
My commission expires: 07/20/2027

VELMA SAUNDERS
Notary Public, State of New York
REGISTRATION NO. 01SA0011512
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES JULY 20, 2027

Certificate of Authenticity

I, Mark W. Honeycutt II, 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 3/6/2026.

Date

Affiant Signature

3/19/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2026

Notary's Signature

My Commission Expires: 7-6-26

Date

Notary's Seal (if on paper)

