Karen Johnson Davidson County
Batch # 1451783 DEEDQC
07/27/2026 11:23:05 AM 1 pg
Fees: $12.00 Taxes: $0.00
20260727-0068051

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Amer Angley and Ayoob Ayoob** ("Grantors"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **A & A Real Estate, LLC, a Tennessee Limited Liability Company,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No.25 Ezell Road on the Plan of Bowood Heights, as of record in Book 2331, Page 47, and amended in Book 2906, Page 339, Register's Office for said County.

Said Lot No. 25 front 98.0 feet on the westerly side of Ezell Road and runs back 324.3 feet on the northerly side and 291.2 feet on the southerly side to a line and in the rear on which measures 97.0 feet.

Being the same property conveyed to Grantors by Deed of record at Instrument No. 20240919-0072657 in the Register's Office of Davidson County, Tennessee. Grantors warrant that this is not their primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21st day of July, 2026.

Amer Angley
Amer Angley

Ayoob Ayoob
Ayoob Ayoob

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of July, 2026, before me personally appeared **Amer Angley and Ayoob Ayoob**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of July, 2026.

Cheryl M Rodgers
Notary Signature
My commission expires: 11-21-2027

CHERYL M RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

Danny Barnes - Common Agent
AFFIANT

SUBSCRIBED AND SWORN before me this the 21st day of July, 2026.

Hollie M Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/17/2030

HOLLIE M. JONES STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

PROPERTY ADDRESS: 437 Ezell Pike, Nashville, TN 37217
TAX PARCEL NO.: 134-08-0-00900

PROPERTY OWNER: A & A Real Estate, LLC, a Tennessee Limited Liability Company
OWNER'S ADDRESS: 104 Madison Mill Dr., Nolensville, TN 37135

MAIL TAX BILLS TO: Owners at Owners Address