Karen Johnson Davidson County
Batch# 1455916 DEEDQC
08/05/2026 01:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260805-0072138

Instrument Prepared By:
CLOSED Title
278 Franklin Road, Suite 160
Brentwood, TN 37027

Address New Owners as Follows:
Molar Askander, et al.
217 Castle Ridge
Antioch, TN 37013

Send Tax Bills To:
NEW OWNER

Map-Parcel:
164-11-0B-081.00-CO

STRAWMAN QUITCLAIM DEED
(THIS INSTRUMENT CONTAINS TWO CONVEYANCES)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to divest Raafat Yacoup from the title and to add Marian Bishai and Mariam Hanna to the title, **Molar Askander, and married man, and Raafat Yacoup, an unmarried man,** Grantors, do hereby quitclaim and convey their interest unto J. Carlton Drumwright Trustee, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Final Plat of Hobson Park, Cluster Lot Subdivision of record in Plat at Instrument No. 20240515-0036116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Molar Askander, a married man and Raafat Yacoup, an unmarried man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20250102-0000173 Register's Office for Davidson County, Tennessee, dated December 23, 2024 and recorded on January 02, 2025.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 29th day of July, 2026.

Molar Askander
Molar Askander

Raafat Yacoup
Raafat Yacoup

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Molar Askander and Raafat Yacoup** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2026.

Notary Public

My Commission Expires: 4/21/29

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2026.

Notary Public

My Commission Expires: 4/21/29

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2026.

Notary Public

My Commission Expires: 4/21/29

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

And now, I, the said J. Carlton Drumwright, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Molar Askander and wife, Marian Bishai, as tenants by the entirety, and Mariam Hanna, a married woman, as tenant in common,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 29th day of July, 2026.

J. Carlton Drumwright, Trustee

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 29, 2026.

J. Carlton Drumwright

July 29, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 29, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY