BILL GARRETT, Davidson County
Trans:T20140037577 DEEDQC
Recvd: 05/29/14 14:42 2 pgs
Fees:12.00 Taxes:0.00
20140529-0046320

THIS INSTRUMENT WAS PREPARED BY:

OMAR MOSSALLATI, ESQ.
1800 DIVISION STREET STE 310
NASHVILLE, TN 37203

Address New Owner as Follows:
TM Investment, LLC
231 Largo Drive
Nashville, TN 37211

Send Tax Bills to:
Same

Map-Parcel Numbers
173-08-0A-121.00-CO

QUITCLAIM DEED

This Quitclaim Deed is being recorded to make clear that Zainab Arradi, spouse of Jamal Arradi, has conveyed any interest she may have in the below-described property which was conveyed via a Warranty Deed whereby Jamal Arradi signed as Zainab Arradi's Attorney in Fact but without a Durable Limited Power of Attorney having been recorded:

WITNESSETH: that **Zainab Arradi** having an address at 761 Winthorne Drive, Nashville, TN 37217 ("Grantor"), on this 29th day of MAY, 2014 for the consideration of ten Dollar ($10.00) and other valuable consideration paid **by TM Investment, LLC** ("Grantee"), the receipt of which is hereby acknowledged, does give, grant, remise, release and forever quitclaim unto the said Grantee (Invesco, Inc.) and its successors and assigns, all of his right, title and interest in the following described real estate situated in the City of Nashville, County of Davidson, Tennessee:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1: BEING the southerly 100 feet of Lot No. 1 on the Plan of Sharpe & Horn's Fourth Addition to Nashville, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of the Gallatin Road and Douglas Avenue, formerly Hinton Street, being the southwest corner of said Lot No. 1; thence with the easterly margin of said road northwardly 100 feet to the southwest corner of the Alexander lot; thence with the southerly line of said lot eastwardly to the line between Lots Nos. 1 and 2 on said plan; thence with said line southwardly 100 feet, more or less, to the northerly margin of Douglas Avenue; thence with the northerly margin of said Avenue westwardly 132 feet to the beginning.

TRACT NO. II: BEING the northerly part of Lot No. 1 on the Plan of Sharpe & Horn's Fourth Addition to Nashville, of record in Book 161, page 172, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Gallatin Pike at a point 100 feet north of the northerly margin of Douglas Avenue, formerly Hinton Street; thence with the easterly margin of said pike, northerly 78.25 feet to an alley; thence with said alley eastwardly 78-1/2 feet to the corner of Lots 1 and 2; thence with the line between said two lots, south 70 feet; thence westwardly 100 feet, more or less, to the beginning.

A portion of the described property is excluded by Project Tract No. 141, Map No. 72-13, Parcel No. 410 and described as follows: Right-of-Way: BEGINNING at a point on the north boundary of Parcel No. 410 of Map 72-13 at approximate Station 84+ 93 of Project 86-R-5,

Douglas Avenue N83°56'29"W, 132 feet to the right-of-way of Gallatin Road; thence with the right-of-way of Gallatin Road N23°40'39"E, 63.47 feet to a point; thence leaving said right-of-way with a curve to the left having a central angle of 94°44'23" and a radius of 30.00 feet, 49.61 feet along the curve to a point; thence S71°03'45"E, 39.15 feet to a point; thence with a curve to the left having a central angle of 05°35'53" and a radius of 548.36 feet, 53.48 feet along the curve to a point on the east property line; thence with said line S06°13'22"W, 4.06 feet to the point of beginning. Containing 2,308.55 square feet.

TEMPORARY EASEMENT: BEING a 15 foot wide strip adjacent to and parallel to the dedicated right-of-way described above. Containing 1,642 square feet. Easement to be abandoned upon completion of construction.

Being the same property conveyed to JAMAL ARRADI AND ZAINAB ARRADI, by deed from EDITH MCWHIRTER, UNMARRIED, of record in Instrument No. 20110603-0042553, dated June 2, 2011, said Register's Office.

This property is known as: **1301-1305 Gallatin Ave Nashville, TN 37206**

WITNESS our hands this 29th, day of MAY, 2014

Zainab Arradi
Grantor of 1301-1305 Gallatin Ave Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
OMAR Mossallati, Affiant
Subscribed and sworn before me this the
29 Day of May, 2014.
Faye Ethridge, Deputy Register

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared ZAINAB ARRADI, with whom I am personally acquainted, and who acknowledged himself to be the property owner of the property described herein.

Subscribed and sworn to before me, this 29th day of MAY, 2014

Notary Public

My Commission Expires: May 8th 2018

OMAR MOSSALLATI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2018