BILL GARRETT, Davidson County
Trans:T20160006330 DEEDQC
Recvd: 01/25/16 13:53 2 pgs
Fees:12.00 Taxes:0.00
20160125-0006944

FROM: WILLIAM SHAAR

TO: WALID AL-NIMRI AND WIFE, JOYCE AL-NIMRI

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS

Walid Al-Nimri and wife,
Joyce Al-Nimri
302 Rolling Mill
Old Hickory, Tennessee 37138

Same

Map 061-07-0
Parcel 088.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
P. O. Box 774
Kingston Springs, Tennessee 37082

Upon information furnished by the parties and without benefit of title examination or title insurance and no closing thereupon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____, Affiant

Sworn to and subscribed before me this 25 day of January, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

I, **William Shaar, and** with **Walid Al-Nimri** joining in this instrument, do hereby quitclaim **unto Walid Al–Nimri and wife, Joyce Al-Nimri** all of their undivided interest in the following land, to wit:

See Exhibit "A" Attached Hereto and Incorporated By Reference Herein As The Legal Description For The Subject Land.

Being the same property conveyed toWilliam Abu Shaar and Walid Al-Nimri by deed from AmSouth Bank, Successor Trustee of record in Instrument No. 20020319-0034214, Register's Office for Davidson County, Tennessee.

This is improved commercial property and is not the principal place of residence of the Grantor, William Shaar, formerly known as William Abu Shaar. Walid Al-Nimri joins in this quitclaim, as to his previous undivided interest held with William Shaar, as also conveyed to him from AmSouth Bank, Successor Trustee, so as to effectuate the entire fee interest in and to the subject property to hereafter be held expressly as tenants by the entirities with his wife, Joyce Al-Nimri, as a Grantee above.

This is improved commercial property and is not the principal place of residence of the parties..

This is the same legal description as set forth on the previous deed of record.

This conveyance is subject to all applicable leases, zoning ordinances; utility, sewer, drainage and other easements of record; any applicable covenants, restrictions and declarations and all other matters of record.

This is improved commercial property commonly known as 1102 Richmond Drive, Nashville, TN 37216.

Witness our hands on this the 25th day of January, 2016.

_____
WILLIAM SHAAR

_____
WALID AL-NIMRI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared William Shaar and Walid Al-Nimri, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainors, who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

EXHIBIT A

Land in the 8th Councilmanic district of Nashville, Davidson County, Tennessee, being shown as a lot marked "future development" on the plan of King's Subdivision, section 1, recorded in Plat Book 1130, page 94, Register's Office for said county and more particularly described as follows, according to a property survey by John Kohn and Company, P.C., dated March 7, 2002, file no. 49194-370, as follows::

Beginning in the intersection of the south right of way of Richmond Drive and the easterly turn-out of Gallatin Pike; thence along said south right of way S 90 deg. 00' 00" E, 274.40 feet; thence leaving said south right of way S 00 deg. 01' 09" E, 76.00 feet; thence N 89 deg. 59' 40" W, 243.07 feet; thence N 00 deg. 00' 00" E, 1.0 foot; thence S 90 deg. 00' 00" W, 56.00 feet to the east right of way of Gallatin Pike; thence along said east right of way N 00 deg. 24' 30" W, 49.80 feet; thence continuing with said right of way, along a curve to the right having a radius of 25.0 feet, a distance of 39.45 feet to the point of beginning.

W.A
W/A