BILL GARRETT, Davidson County
Trans:T20160006379 DEEDQC
Recvd: 01/25/16 14:35 2 pgs
Fees:12.00 Taxes:0.00
20160125-0007001

FROM: ALBERTO FORERO and WILLIAM SHAAR

TO: SHAAR FORERO PROPERTIES, INC.

QUITCLAIM DEED

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

Shaar Forero Properties, Inc.
4313 Belle Mina Lane
Franklin, Tennessee 37064

Same

Map 081-02-0
Parcel 183.00

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.

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

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 25th day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

We, **Alberto Forero and William Shaar**, do hereby quitclaim to **Shaar Forero Properties, Inc, a Tennessee Corporation**, all of our undivided interest to in and to the following described land as heretofore held as tenants in common:

Land in Davidson County, Tennesse,

Beginning at an Iron Pin Set (IPS) at the intersection of the westerly right of way of 26th Avenue North and the northerly right of way of Clarksville Pike; Thence with said Clarksville Pike, N58 deg. 44'38"W, a distance of 150.36 feet to an IPS; thence with the easterly line of Lot 7 of the E. B. Smith Subdivision, as recorded in Plat Book 6200, Page 764, Register's Office for Davidson County (R.O.D.C.), the following calls: N 05 deg.31'55"E, a distance of 150.00 feet to an IPS; S 58 deg.16'51"E, a distance of 150.00 feet to an IPS in the westerly right of way of 26th Avenue North; Thence with said right of way, S 05deg.12'14"W, a distance of 149.07 feet to the point of beginning. Containing 0.46 acres, more or les, as surveyd this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS#1859.

Being the same property conveyed to Alberto Forero and William Shaar by deed from Shinhan Bank America, a New York banking corporation, of record in Instrument No. 20150903-0089802, Register's Office for Davidson County, Tennessee. 0089802

The aforedescribed tract of land is commercial property and is not the principal place of residence of Grantor.

This conveyance is subject to all applicable leases, covenants, restrictions and declarations and zoning ordinance; utility, sewer, drainage and other easements of record; and is made by virture of incorporation by the owners forming a Tennessee corporation.

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

This is improved property known as 2600 Clarksville Pike, Nashville, TN 37208.

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

_____
ALBERTO FORERO

_____
WILLIAM SHAAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named William Shaar , the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My commission expires: 7-24-2019

