Bill Garrett Davidson County
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Fees: $27.00 Taxes: $0.00
20171012-0104628

THIS INSTRUMENT PREPARED BY:
Kathleen Hale McClellan, Attorney
HALE AND HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

CONSOLIDATION QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Malsal, LLC C/O Malak Salama 3725 Lipton Place Antioch, Tennessee 37013	SAME	Map 149 Parcels 169.00 and 170.00

FOR AND IN CONSIDERATION of the consolidation of the hereinafter described two (2) parcels of real property for the purpose of creating one (1) tract for tax assessment purposes and to facilitate obtaining the approval of a building permit from the Metropolitan Nashville Planning Department for the construction of improvements on the consolidated two (2) parcels and for no other purpose, including no monetary consideration, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of consolidation and unification of title and making a re-conveyance to **MALSAL, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **DOUGLAS S. HALE, TRUSTEE**, his successors and assigns, all of its right, title and interest in and to the following described tracts or parcels of land to wit:

> FOR COMPLETE LEGAL DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This is the same real property conveyed to MALSAL, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 28, 2016 from Rakesh Bery and Muhammad Qandil, individuals, of record as Instrument No. 20160729-0078298, Register's Office for Davidson County, Tennessee, with said real property, as originally conveyed, being composed of the two (2) parcels therein described with Parcel No. 1 being known as Lot 4 shown on Revision One Priest Lake Subdivision of record in Book 9700, page 412, said Register's Office, comprised of 1.18 acres, more or less, and being known as 2737 Murfreesboro Pike, Nashville, Tennessee 37013, and Parcel No. 2 comprised of 0.45 acres, more or less, and being known as 2739 Murfreesboro Pike, Nashville, Tennessee 37013, and with the consolidation of said two (2) parcels being composed of 1.63 acres, more or less, as reflected on **Exhibit A** attached hereto.

The real property hereby conveyed is conveyed subject to such limitations, restrictions and encumbrances as may affect the same.

And now, I, the said **DOUGLAS S. HALE, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **MALSAL, LLC, a Tennessee limited liability company,** its successors and assigns, all of my right, title and interest in and to 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.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION REQUESTED OF OR PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF. THIS QUITCLAIM DEED WAS PREPARED PURSUANT TO THE INSTRUCTION OF METROPOLITAN NASHVILLE PLANNING DEPARTMENT FOR THE PURPOSE OF CONSOLIDATING TAX MAP AND PARCELS AND CREATING ONE TRACT FOR TAX ASSESSMENT PURPOSES AND SO THAT THE OWNER THEREOF MAY OBTAIN A BUILDING PERMIT.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 12 day of October, 2017.

MALSAL, LLC,
a Tennessee limited liability company

MALAK SALAMA President
Malak Salama, President

Douglas S. Hale Trustee
Douglas S. Hale, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Malak Salama, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Malsal, LLC, the within named bargainor, a limited liability company, and that as such President, being authorized to do so, executed the foregoing instrument for the purpose(s) therein contained by personally signing the name of the limited liability company as such President.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of October, 2017.

My Commission Expires: 3-4-2020

Mary R. Baker
Notary Public

MARY R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 4, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Douglas S. Hale, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of October, 2017.

My Commission Expires: 3/4/2020

Mary R. Baker
Notary Public

MARY R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 4, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is _0_ DOLLARS.

MALAK SALAMA
Affiant

Sworn to and subscribed before me, this 12th day of October, 2017.

My Commission Expires: 3-4-2020

Mary R. Baker
Notary Public

MARY R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 4, 2020

EXHIBIT A

2737 Murfreesboro Pike, Nashville, Tennessee 37013

Land lying and being in Davidson County, Tennessee, being Lot No. 4 on the plan of Revision One Priest Lake Investments of record in Book 9700, page 512, Register's Office for Davidson County, Tennessee (R.O.D.C.). As described according to a survey prepared by Christie A. Jenkins, Jenkins and Jenkins Land Surveying, RLS No. 1719, dated April 22, 2003, as follows:

Beginning at an iron rod and being a common corner with the Conrad property as of record in Deed Book 7446, page 317, R.O.D.C. and being on the southern right of way of Murfreesboro Pike;

Thence with said right of way North 47° 57' 28" West, a distance of 63.59 feet to an iron rod and being a common corner with the Creager property as of record in Deed Book 9517, page 440, R.O.D.C.;

Thence with the Creager property, South 50° 50' 51" West, a distance of 241.03 feet to an iron rod;

Thence South 50° 15' 39" West, a distance of 165.57 feet to an iron rod being on the SUSA, TN northern property line as of record as Instrument No. 20000110-0002857, R.O.D.C.;

Thence with the SUSA, Tn property South 39° 09' 16" East, a distance of 148.03 feet to an iron rod;

Thence North 54° 10' 31" East, a distance of 241.7 feet to a concrete monument and being a common corner with the Mark A. Elmore, Jr., Trustee property as of record in Deed Book 7728, page 482, R.O.D.C.;

Thence with the Elmore Trustee property, North 53° 25' 11" East, a distance of 166.39 feet to an iron rod;

Thence North 51° 42' 14" East, a distance of 95.22 feet to a P.K. Nail in asphalt and being a common corner with the Conrad Property;

Thence with the Conrad Property, North 48° 20' 56" West, a distance of 100.00 feet to an iron rod;

Thence, North 51° 26' 59" East, a distance of 146.73 feet to the point of beginning.

2739 Murfreesboro Pike, Nashville, Tennessee 37013

Beginning at a point in the center line of Murfreesboro Road, as now widened, being a corner of the property conveyed to Lillie M. Sanford by deed of record in Book 1109, page 123, Register's Office for said County, said point being South 49 1/2° East 65 feet from the southeast corner of a 2 acre tract conveyed by A.P. Kirk and wife, J.A. Wright and wife, by deed of record in Book 305, page 73, Register's Office for said County, and subsequently conveyed to Horton E. Mayo by deed of record in Book 1025, page 577, Register's Office for said County, thence with the center line of said Pike, South 49

1/2° East, 100 feet to a point called for in deed as being the Northerly margin of Glenn Avenue, and being the Northwest corner of the property conveyed to R.C. Burnette by deed of record in Book 110, page 614, Register's Office for said County, thence with said Avenue called for in deeds, southwesterly 200 feet to a corner of the Sanford property, thence Northwesterly along Sanford's line, 100 feet to an inner corner of the Sanford property and continuing with Sanford's line, northeasterly 200 feet to the point of beginning.

INCLUDING THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED THEREFROM is that portion conveyed to the State of Tennessee of record in Book 10179, page 968, described as follows:

Beginning at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between Priest Lake Storage and Conard with the southwest existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road southeasterly 100 feet more or less to the intersection with the common property line of U-Wash Auto Systems Inc., and Conard; thence with said property line South 57° 35' 28" West, 6.82 feet to the point of intersection with the southwest proposed margin of State Project No. 19021-2230-54' thence with said proposed margin north 41° 54' 46" West, 99.26 feet to Priest Lake Storage Southeast property line; thence with said property line North 53° 34' 14" East, 8.38 feet to the point of beginning, containing 699.5 square feet.

Being the same real property conveyed to MALSAL, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 28, 2016 from Rakesh Bery and Muhammad Qandil, individuals, of record as Instrument No. 20160729-0078298, Register's Office for Davidson County, Tennessee