Bill Garrett Davidson County
Batch# 50085 DEEDQC
01/22/2018 02:43:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180122-0006473

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Rimon Shaashoua, Trustee 3650 N 36 Ave. Unit 2 Hollywood, FL 33021	SEND TAX BILLS TO: Captain D's, LLC 624 Grassmere Park Drive Ste. 30 Nashville, TN 37211	MAP-PARCEL NUMBERS: Parcel ID: 133-060-244.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Rimon Shaashoua,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Rimon Shaashoua, Trustee of The Rimon Shaashoua Revocable Living Trust, dated December 28, 2017,

HEREINAFTER called the GRANTEE, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 in the plat of Captain "D's" Nolensville Road Subdivision of record in Plat Book 7900, page 79, in the Office of the Register of Deeds for Davidson County, to which plat reference is hereby made for a more complete description.

LESS AND EXCEPT any portions of such conveyed or taken for rights of way for public streets or roads.

ALSO DESCRIBED in an ALTA/ACSM Land Title Survey of 3715 Nolensville Pike, Nashville, TN, made by John Mark Norwood, RLS on April 10, 2010, designated Job No. 19811, as follows:

Being all of Lot No. 1 in the plat of Captain "D's" Nolensville Road Subdivision of record in Plat Book 7900, page 79, in the Office of the Register of Deeds for Davidson County, being more particularly described as follows:

BEGINNING at a brass disk found at the northeast corner of said Lot 1, the same being the westerly right of way of Nolensville Pike (80' public right of way);

THENCE along said westerly right of way South 25°11'00" East a distance of 106.20 feet to a 5/8" rebar found at the northeast corner of Lot 2 in said Captain D's Subdivision;

THENCE along the north and east lines of said Lot 2 the following two (2) courses and distances;
1. South 64°28'10" West a distance of 124.00 feet to a mag nail found;
2. South 25°10'55" East a distance of 88.25 feet to a capped rebar set at the southeast corner of said Lot 1;

THENCE along the south and west lines of said Lot 1 the following two (2) courses and distances;

South 64°49'00" West a distance of 126.00 feet to a capped rebar set;

North 25°11'00" West a distance of 195.21 feet to a capped rebar set at the southwest corner of Lot 2 of John Dzier Subdivision, Section 1, as recorded in Book A060 Page 61 of the aforesaid Register's Office;

THENCE along the south line of said Lot 2 of the Dzier Subdivision North 64°49'00" East a distance of 250.00 feet to the POINT OF BEGINNING, containing 0.8681 acres (37,813 square feet) of land, more or less.

Being the same property conveyed by Special Warranty Deed from Store Capital Acquisitions, LLC, a Delaware limited liability company to Rimon Shaashoua, his heirs, successor and assigns, as recorded on November 20, 2012, of record in Instrument No. 20121120-0107025, Register's Office for Davidson County, Tennessee.

This conveyance is subject to existing and recorded covenants, agreements, conditions, easements, restrictions, reservations and rights, to the extent valid and enforceable and still applicable to the above described premises shown in the public records of Davidson County, Tennessee.

This conveyance is further subject to any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as **3715 Nolensville Pike, Nashville, TN 37211.**

~~**WITNESS MY HAND**~~ this the 15 day of January, 2018.

Rimon Shaashoua

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of January, 20 18, by Rimon Shaashoua, who is personally known to me or has produced FL Drivers Lic # S200-720-49-378-0 as identification and who did/did not take an oath.

Signature of Notary/Deputy Clerk

Dayna Mascalino
Printed Name

My Commission Expires: 7/1/2018

Dayna Mascalino
COMMISSION # FF137942
EXPIRES: JUL 01, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 15th day of January, 20 18, by Renzo Bosani, who is personally known to me or has produced personally known as identification and who did/did not take an oath.

Signature of Notary/Deputy Clerk

Dayna Mascalino
Printed Name

My Commission Expires: 7/1/2018

Dayna Mascalino
COMMISSION # FF137942
EXPIRES: JUL 01, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC