Bill Garrett Davidson County
Batch# 84531 DEEDQC
04/25/2018 10:36:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180425-0038892

FROM : NESUAN NAIF CHALKY
TO : ARI IBRAHIM

QUITCLAIM DEED

Address of New Owner:
ARI IBRAHIM
618 Harding Place
Nashville, Tennessee 37211

Send Tax Bills To:
OWNER

Map & Parcel:
050-00-0-065.00 & 050-00-0-064.00

THIS INSTRUMENT WAS PREPARED BY/
Return To:
Advantage Title and Escrow
3325 Aspen Grove Dr., Ste. 104
Franklin, TN 37067

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

Affiant

Subscribed and sworn to before me this the 24 day of April, 2018.

Notary Public
Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

I, NESUAN NAIF CHALKY, do hereby quitclaim to ARI IBRAHIM, all MY rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

SEE EXHIBIT A

This is Unimproved property (X) known as 3539 & 0 Dickerson Pike, Nashville, TN 37207

Witness our hand(s) this the 24 day of April, 2018.

NESUAN NAIF CHALKY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NESUAN NAIF CHALKY The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 24 day of April, 2018.

Notary Public
Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

EXHIBIT A

TRACT 1
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:
BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF DICKERSON ROAD, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE CORDELL MOSS PROPERTY OF RECORD IN BOOK 8655, PAGE 945, R.O.D.C., TN; THENCE WITH THE MARGIN OF SAID DICKERSON ROAD NORTH 10 DEGREES 44 MINUTES 27 SECONDS WEST 50.00 FEET TO AN IRON PIN; THENCE LEAVING THE MARGIN OF DICKERSON ROAD SOUTH 85 DEGREES 49 MINUTES 52 SECONDS EAST 289.50 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 32 MINUTES 01 SECONDS EAST 182.97 FEET TO AN IRON PIN; THENCE SOUTH 54 DEGREES 06 MINUTES 16 SECONDS EAST 196.30 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 15 MINUTES 19 SECONDS EAST 656.56 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 302.27 FEET TO AN IRON PIN; THENCE WITH THE LINE OF THE HORACE GOODRICH PROPERTY OF RECORD IN BOOK 7454, PAGE 103, R.O.D.C., TN.; NORTH 88 DEGREES 40 MINUTES 09 SECONDS WEST 224.72 FEET TO AN IRON PIN; THENCE LEAVING GOODRICH LINE NORTH 13 DEGREES 34 MINUTES 46 SECONDS WEST 115.00 FEET TO AN IRON PIN; THENCE SOUTH 76 DEGREES 29 MINUTES 04 SECONDS WEST 29.75 FEET TO AN IRON PIN; THENCE NORTH 13 DEGREES 34 MINUTES 46 SECONDS WEST 249.50 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 59 MINUTES 20 SECONDS WEST 99.10 FEET TO AN IRON PIN; THENCE NORTH 12 DEGREES 02 MINUTES 22 SECONDS WEST 52.58 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 28 MINUTES 56 SECONDS WEST 124.00 FEET TO AN IRON PIN; THENCE NORTH 10 DEGREES 37 MINUTES 21 SECONDS WEST 10.37 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREE 41 MINUTES 28 SECONDS WEST 178.86 FEET TO THE POINT OF BEGINNING, CONTAINING 6.38 ACRES MORE OR LESS.

TRACT 2
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF DICKERSON ROAD., SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE JOEL HEMPHILL PROPERTY OF RECORD IN BOOK 7610, PAGE 135, R.O.D.C., TN.; THENCE WITH HEMPHILL'S LINE AND LEAVING THE MARGIN OF DICKERSON ROAD NORTH 89 DEGREES 56 MINUTES 32 SECONDS EAST 478.45 FEET TO AN IRON PIN AT A FENCED CORNER; THENCE WITH THE FENCE NORTH 02 DEGREES 01 MINUTES 28 SECONDS WEST 91.16 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE SOUTH 87 DEGREES 51 MINUTES 03 SECONDS EAST 834.20 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 302.28 FEET TO AN IRON PIN; THENCE SEVERING THE MCCLELLAN PROPERTY NORTH 88 DEGREES 15 MINUTES 19 SECONDS WEST 656.56 FEET TO AN IRON PIN; THENCE NORTH 54 DEGREES 06 MINUTES 16 SECONDS WEST 196.30 FEET TO AN IRON PIN; THENCE NORTH 80 DEGREES 32 MINUTES 01 SECONDS WEST 182.97 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 49 MINUTES 52 SECONDS WEST 289.50 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF DICKERSON ROAD; THENCE WITH THE EASTERLY MARGIN OF DICKERSON ROAD NORTH 10 DEGREES 44 MINUTES 27 SECONDS WEST 56.43 FEET TO THE POINT OF BEGINNING, CONTAINING 6.39 ACRES MORE OR LESS.

TRACT 3
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #1823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT A FENCE CORNER, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING 478.45 FEET EASTERLY FROM THE EASTERLY MARGIN OF DICKERSON ROAD AND ALSO BEING THE SOUTHEAST CORNER OF THE JOEL HEMPHILL PROPERTY OF RECORD IN BOOK 7610, PAGE 135, R.O.D.C., TN.; THENCE WITH HEMPHILL'S LINE NORTH 02 DEGREES 01 MINUTES 28 SECONDS WEST 91.16 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE LEAVING HEMPHILL'S LINE SOUTH 87 DEGREES 51 MINUTES 03 SECONDS EAST 834.20 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 93.05 FEET TO A POINT; THENCE NORTH 87 DEGREES 42 MINUTES 10 SECONDS WEST 826.80 FEET TO THE POINT OF BEGINNING CONTAINING 1.75 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NESUAN NAIF CHALKY BY DEED OF RECORD IN * REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. * INSTRUMENT NO. 20140800091460