Karen Johnson Davidson County
Batch# 234343 DEEDQC
05/24/2019 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190524-0049279

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/22
(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1206 Gallatin Ave LLC c/o Thompson Burton PLLC	1206 Gallatin Ave LLC c/o Thompson Burton PLLC	083-01-1-037.00
6100 Tower Circle, Suite 200	6100 Tower Circle, Suite 200	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DISSER ENTERPRISES, INC., a Tennessee Corporation** ("Grantor"), by these presents do hereby quitclaim and convey unto **1206 GALLATIN AVE., LLC, a Tennessee Limited Liability Company** ("Grantee"), its respective heirs, legal representatives, successors and assigns, all our right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, being described as follows:

Beginning at a set mag nail with washer (State Plane Coordinates N: 676, 953.0560, E: 1,748,533.4415) in the western right of way line of Gallatin Avenue common corner with Lot 1, Plat entitled "Parts of Lots 1 & 2 of Block a Map of G.W. Gifford's Subd.of 2.61 Acre Lot" recorded in Plat Book 5190 Page 142 in the Davidson County Register of Deeds said lot owned by Farhadi Shagaghi recorded in Deed Instrument Number 20070606-0067725 recorded in the Davidson County Register of Deeds, thence with said line **North 78 degrees 17 minutes 10 seconds West for 209.37 feet** to a set 5/8" diameter iron rebar with TTL INC cap in the line of Lot 3, Plat entitled " Final Plat Wal-Mart Neighborhood Market" recorded in Plat Instrument 20041129-0141459 recorded in the Davidson County Register of Deeds;

Thence with said line **North 10 degrees 50 minutes 59 seconds East for 105.73' to** a set 5/8" diameter iron rebar with TTL INC cap in the southern line of unopened alley;

Thence with said line **South 84 degrees 08 minutes 41 seconds East for 230.25 feet** to a set mag nail with washer in the western right of way of Gallatin Avenue;

Thence with said line **South 19 degrees 40 minutes 48 seconds West for 130.48 feet to the POINT of Beginning.**

Said lot area being 25,645.90 square feet, more or less or 0.59 acres, more or less.

Land Description prepared by Kenneth D. Church, TN RLS 1004, Survey Manager, TTL INC, 5010 Linbar Drive Suite # 153, Nashville, Tennessee per survey dated February 8, 2019. TTL Project Number 00190800339.00. Source of North Tennessee State Plane Coordinate System.

Being the same property conveyed to Disser Enterprises, Inc., by Warranty Deed from Phillip Disser, A.K.A. Philip Disser, and wife, Rosemary C. Disser, of record in Book 5481, Page 980, Register's Office for Davidson County, Tennessee, dated August 15, 1978 and recorded on August 14, 1979.

Being improved property also known as 1202 - 1206 Gallatin Avenue, Nashville, Tennessee 37206.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, we have hereunto set our hands this the 22nd day of May, 2019.

GRANTOR:

DISSER ENTERPRISES, INC.,
a Tennessee corporation

By: _____
Name: Philip Disser
Its: President

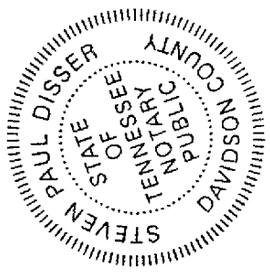
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Philip Disser, the President of Disser Enterprises, Inc., a Tennessee corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Philip Disser, as such President.

Witness my hand and official seal at Madison, Tennessee this the 22nd day of May, 2019.

My commission expires: 3/8/21

_____
Notary Public



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).