QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHELBY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

Karen Johnson Davidson County
Batch# 243028 DEEDQC
06/13/2019 10:36:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190613-0056835

THIS INSTRUMENT WAS PREPARED BY:
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, TN 37212

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SAMIR AM NAGI AND OMAR TAHER ALABDI**, AS TENANTS IN COMMON, HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **ALABDI MADISON, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ONE HUNDRED PERCENT (100%) OF GRANTOR'S INTEREST IN CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE ("PROPERTY"). UPON THE EFFECTIVE DATE OF THIS QUITCLAIM DEED, TITLE TO THE PROPERTY SHALL BE HELD IN THE NAME OF ALABDI MADISON, LLC.

THE PREPARER OF THIS DEED DID NOT PERFORM A TITLE SEARCH ON THE AFOREMENTIONED PROPERTY. THIS QUITCLAIM DEED WAS PREPARED USING INFORMATION SUPPLIED BY THE PARTIES AND PREPARER HEREBY WAIVES ANY WARRANTY OR ACCURACY OF TITLE.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURE ON THE FOLLOWING PAGE)

Witness our hands this 12th day of June, 2019.

GRANTOR:

Samir Am Nagi

Omar Taher Alabdi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Samir Am Nagi, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 12th day of June, 2019.

Notary Public

SHELBY NELSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 08, 2022

My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Omar Taher Alabdi, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 12th day of June, 2019.

Notary Public

SHELBY NELSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 08, 2022

My commission expires: _____

EXHIBIT A

DESCRIPTION OF LAND

205 E. WEBSTER STREET:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Coarsey Driver Commercial Subdivision of record in Plat Book 4675, Page 157, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 1 fronts 60.00 feet on the northerly side of East Webster Street and extends back between parallel lines 150.00 feet to a line in the rear on which it measures 60.00 feet.

Being the same property conveyed to Samir Am Nagi and Omar Taher Alabdi, as tenants in common, by Quitclaim Deed from Kwik Stop Mercado 2, a Tennessee general partnership, of record in Instrument Number 20160208-0012253 Register's Office for Davidson County.

201 E. WEBSTER STREET:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Section 1, East Webster Addition, Section One, of record in Plat Book 4350, Page 196, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 2 fronts 90.0 feet on the northeasterly margin of Webster Street and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Samir Am Nagi and Omar Taher Alabdi, as tenants in common, by Quitclaim Deed from Kwik Stop Mercado 2, a Tennessee general partnership, of record in Instrument Number 20160208-0012253 Register's Office for Davidson County.

105 E. WEBSTER STREET:

Land in Davidson County, Tennessee being Lot No. 6 on the unrecorded plan of the resubdivision of Lots 3, 12 and 13 in Montague's Subdivision, according to the survey made by Z. J. Wilkerson, Surveyor, on June 21, 1939.

Said Lot No. 6 fronting 50 feet on the northerly side of Webster Street, and runs back from the center: of said street, 180 feet on the westerly line of 178.5 feet on the easterly line to Gibson's Creek, and westerly 50 feet thereon.

Being the same property conveyed to Samir Am Nagi and Omar Taher Alabdi, as tenants in common, by Quitclaim Deed from Kwik Stop Mercado 2, a Tennessee general partnership, of record in Instrument Number 20160208-0012253 Register's Office for Davidson County.