STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ Ø
Abbas Almosawi Affiant
Subscribed and sworn before me this the
18 Day of July, 2019
, Deputy Register

Karen Johnson Davidson County
Batch# 258623 DEEDQC
07/18/2019 12:24:45 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20190718-0070498

Quitclaim Deed

RECORDING REQUESTED BY Abbas Saied Almosawi
AND WHEN RECORDED MAIL TO:
Abbas Saied Almosawi and Anwar Abaygee, Grantee(s)
625 Harding Pl
Nashville, TN 37211
Consideration: $ Ø
Property Transfer Tax: $ Ø
Assessor's Parcel No.: Exhibit A
PREPARED BY: Abbas Saied Almosawi certifies herein that he or she has prepared this Deed.

Abbas Almosawi Anwar Abaygee 7/13/19
Signature of Preparer Date of Preparation

ABBAS ALMOSAWI AND ANWAR ABAYGEE
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 12, 2019 in the County of Davidson, State of Tennessee
by Grantor(s), Abbas Saied Almosawi,
whose post office address is 625 Harding Pl Nashville, TN 37211,
to Grantee(s), Anwar Abaygee and Abbas Saied Almosawi, owner. & tax bills
whose post office address is 625 Harding Pl Nashville, TN 37211,

WITNESSETH, that the said Grantor(s), Abbas Saied Almosawi,
for good consideration and for the sum of Ø
($) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Abbas Almosawi
Signature of Grantor

ABBAS ALMOSAWI
Print Name of Grantor

Abader
Signature of First Witness to Grantor(s)

Abader Almosawi
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Abbas Almosawi
Signature of Grantee

ABBAS ALMOSAWI
Print Name of Grantee

Signature of First Witness to Grantee(s)

Abader Almosawi
Print Name of First Witness to Grantee(s)

Anwar Abaygee
Signature of Second Grantee (if applicable)

ANWAR ABAYGEE
Print Name of Second Grantee (if applicable)

Abader
Signature of Second Witness to Grantee(s)

Abader Almosawi
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 7/13/19, before me, CHRIS LEFEVER, a notary public in and for said state, personally appeared, Abbas Almosawi and Anwar Abaygee

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID Tennessee State Driver's License (Seal)

CHRIS K LEFEVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

88 Thompson Lane Nashville TN 37211 Deed # 20190117.0005196

625 Harding Pl Nashville TN 37211 Book 11301 page 678

4408 Nolensville Pike Nashville TN 37211 Deed # 20080502.0044945

339 Alice Avenue Nashville TN 37211 Deed # 20080502 0044945

335 Alic Avenue Nashville TN 37211 Deed 20080502 0044945

Los Hermanos Auto and Truck 3711 Nolensville Pike dealership

G-21333-4 Box 14-A

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 05/02/08 09:58 3 pgs Fees:18.00 Taxes:995.30 [redacted] 20080502-0044945	The actual consideration or value, whichever is greater, for this transfer is $269,000.00. Abbas Almosawi Affiant Subscribed and sworn to before me, this the 25th day of April, 2008. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Abbas Almosawi	New Owner	Map 147-7, Parcel 183, 182 & 181
4408 Nolensville Pike and\ 339 and 335 Alice Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Addie Mae Buford, William Henry Buford, Jr., Jerry Thomas Buford, Alexine B. Patton, Donald Lee Buford and Anita Buford Arline, being the Heirs at Law of Mary Francis Buford, Deceased, as to Tracts I, IA and II, and William Henry Buford or Rosalyn Elaine Buford, Trustees of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust, and Addie Mae Buford, Jerry Thomas Buford, Alexine B. Patton, Donald Lee Buford, Anita Buford Arline, as to Tract III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abbas Almosawi

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 3 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 3 fronts 52 feet on the east side of the Nolensville Turnpike, and extends back between parallel lines 150 feet, more or less, to an alley.

Included in the above described property but specifically excluded therefrom is that portion of the property conveyed to the State of Tennessee by Final Judgment of record in Book 4116, page 494; and that portion of the property dedicated on the street dedication plan for Alice Avenue of record in Book 4460, page 131, all of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Mrs. Mary Francis Buford by Installment Deed from Ezra T. Nightingale and wife, Jennie Ruth Nightingale, of record in Book 4762, page 521, Register's Office for Davidson County, Tennessee. The said Mrs. Mary Francis Buford having since died on June 30, 1986. The property is vested in the heirs at law of Mary Francis Buford.

Tract IA:
Land in Davidson County, Tennessee, being Lot No. 4 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 4 fronts 53 1/4 feet on Nolensville Pike and running back between parallel lines 125 feet to an alley.

Included in the above described property but specifically excluded therefrom is that portion of the property conveyed to the State of Tennessee, of record in Book 4027, page 680, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to W. H. Buford and wife, Mary Buford by Installment Deed from W. C. Bosworth, an unmarried man, of record in Book 1169, page 269, Register's Office for Davidson County, Tennessee. The said W. H. Buford and Mary Buford having since died and W. H. Buford having predeceased Mary Buford. The property is vested in the heirs at law of Mary Francis Buford.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 5 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 5 fronts 50 feet on Alice Avenue and extends back between parallel lines 106 feet on the easterly line and 105 1/2 feet on the westerly line to a line in the rear.

Included in the above described property but specifically excluded therefrom is that property dedicated on the street dedication plan for Alice Avenue of record in Book 4460, page 131, all of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to W. H. Buford and wife, Mary Buford by Installment Deed from W. C. Bosworth, an unmarried man, of record in Book 1169, page 269, Register's Office for Davidson County, Tennessee. The said W. H. Buford and Mary Buford having since died and W. H. Buford having predeceased Mary Buford. The property is vested in the heirs at law of Mary Francis Buford.

Tract III:
Land in Davidson County, Tennessee, being the re-subdivision of Pritchett Lands at Providence Subdivision, remaining part of Lot No. 6, recorded in Plan Book 4460, page 131, Relocation of Alice Avenue, Register's Office for Davidson County, Tennessee, and described more precisely as follows:

Commencing at an iron rod on the back of a sidewalk on the right-of-way of Nolensville Pike at the northwest corner of Lot Four of the subdivision of Pritchett Land (PB 421, page 70, RODC, TN); thence leaving said road right-of-way with the northern line of the re-sub of Pritchett Land Subdivision, South 85° 27' 16" East 156.65 feet to an iron rod at the northeast corner of Lot Five, the northwest corner of Lot Six and the point of beginning; thence South 85° 27' 16" East 50.00 feet to an iron rod at the northeast corner of Lot Six; thence with line of Lot Six, South 13° 51' 00" East 85.51 feet to an iron rod at the southeast corner of Lot Six on the northern margin of Alice Avenue; thence with the northern margin of Alice Avenue and a curve to the left, delta of 02° 09' 44", radius of 983.21 feet, and a length of 16.54 feet to the southwest corner of Lot Six; thence with line of Lot Six, North 13° 51' 00" West 76.27 feet to the point of beginning; containing 3,836.2 square feet, more or less, surveyed May 1, 1998 by L. Steven Bridges, Jr., TNRLS #1740, 313 East Main Street, Suite 11, Hendersonville, TN 37075.The property description was modified by Boundary Line Agreement of record in Book 11749, page 144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dana A. Moore by deed from Charles D. Sloan, of record in Book 10111, page 499, Register's Office for Davidson County, Tennessee. Said property was divested out of Dana A. Moore and vested in William Buford, Alexine Patton, Jerry Buford, Don Buford, Anita Arline and Addie Buford, as tenants in common by Agreed Final Decree, of record in Book 11332, page 859, Register's Office for Davidson County, Tennessee. William Henry Buford further conveyed his interest to William Henry Buford or Rosalyn Elaine Buford, Trustees of the William Henry Buford and Rosalyn Elaine Buford Revocable Living Trust by Quitclaim Deed, of record in Book 11731, page 581, Register's Office for Davidson County, Tennessee. The property description was modified by Boundary Line Agreement of record in Book 11749, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Alexine B. Patton, pursuant to a Power of Attorney executed by same on the _____ day of April, 2008, of record in Instrument No. 20080502-0044944, Register's Office for Davidson County, Tennessee.

~~This instrument is being executed in behalf of Jerry Thomas Buford, pursuant to a Power of Attorney executed by said party on the _____ day of April, 2008, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.~~

See also Affidavit of Heirship recorded as Instrument No. 20080502-0044943, said Register's Office.

This is Improved (__X__) Unimproved (____) property, known as: **4408 Nolensville Pike and 339 & 335 Alice Avenue, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 25th day of April, 2008.

Addie Mae Buford

Jerry Thomas Buford

William Henry Buford, Jr.

/s/ _____ Q.T.B.
~~Anita Buford Arline~~

Alexine B. Patton

Donald Lee Buford

By: Anita Buford Arline
Anita Buford Arline, Attorney in Fact

Anita Buford Arline

William Henry Buford, Trustee

Rosalyn Elaine Buford, Trustee

Exhibit A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/13 14:54 2 pgs
Fees:13.00 Taxes:277.50
20130604-0056542

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $75,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2013

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Abader Almosawi	SAME	119-10-0-092.00
625 Harding Place		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **First Jordan, FLP, as Trustee of the 88 Thompson Lane Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Abader Almosawi**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 73 and the westerly 10 feet of Lot No. 72 on the plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 73 and the westerly part of Lot No. 72 front together 85 feet on the northerly margin of Thompson Lane and extend back 165 feet, more or less, on the easterly line and 228 feet on the westerly line to a broken line in the rear, measuring 120.50 feet thereon.

Being the same property conveyed to First Jordan, FLP, as Trustee of the 88 Thompson Lane Trust by deed from Sarah Anderson, unmarried, on May 16, 2013, of record in Instrument Number 20130516-0049644, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 89, Register's Office Davidson County, Tennessee.

This is improved property known as: 88 Thompson Lane, Nashville, TN 37211

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this May 31, 2013.

First Jordan, FLP

By Dan Lain

BOOK 11301 PAGE 678

33

BOOK 10805 PG 671

STATE OF TENNESSEE
COUNTY OF Davidson
7542-M
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Abbas Al-Masawi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 19 98

Notary Public Mark A. Ellmore

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	ADDRESS SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abbas Al-Masawi	Pacific Southwest Bank	147-01-235
(NAME) 625 Harding Place	(NAME) 4144 N. Central Expwy., Ste. 160	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRES) Dallas, Texas 75204	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Walter S. Johnston and wife Arliss M. Johnston

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Abbas Al-Masawi and Abbas N. Al-Jle

Abbas Al-Jle

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Section Two, Caldwell Hall, of record in Book 2900, page 96, Register's Office for said County.

Said Lot No. 251 fronts 80.65 feet on the southerly margin of Harding Place and extends back 164.0 feet on the westerly line and 163.7 feet on the easterly line to a dead line in the rear, measuring 93.5 feet thereon.

BEING the same property conveyed to Walter S. Johnston and wife Arliss M. Johnston by deed from Patricia Spicer Carden, trustee with full power to convey, encumber, mortgage or otherwise deal with said property without the joinder of any beneficiary, filed of record in Book 7541, page 931, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

6750 02/23 0101 03CHECK 401.20

This is improved property known as 625 Harding Place, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness their hands this 27th day of January, 19 98.

Walter S. Johnston

Walter S. Johnston

Arliss M. Johnston

Arliss M. Johnston

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Prepared by Mil Winterburn

BOOK 11301 PAGE 676

Address New Owners:
625 Harding Place
Nashville, Tenn. 37211

Send Tax Bills To:
Pacific Southwest Bank
Same 4144 N. Central Expwy Ste. 160
Dallas, Texas 75204

Map-Parcel
Map- 147-01-235

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Abbas N. Al-Jle, do hereby quitclaim and convey ~~her~~ his interest unto, Abbas Al-Masawi, all of ~~their~~ his right, title and interest in and to certain real property situated in DAVIDSON County, Tennessee, being more particularly described as follows, to-wit: 625 Harding Place
Nashville, Tenn. 37211

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION.

IN WITNESS WHEREOF, ABBAS AL-JLE, has caused this instrument to be executed on the 6th day of January, 1999.

January 7, 1999

SUSAN W. KELTON NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Section Two, Caldwell Hall, of record in Book 2900, page 96, Register's Office for said County.

BEINGthe same property conveyed to Abbas Al-Massawi and Abbas Al-Jle by deed of record in Book 10805, page 671, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

0537971
IDENTIFICATION/REFERENCE

99 JAN 19 PM 12:58
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

4048 01/19 0101 01CASH 14.00