QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 259537 DEEDQC
07/19/2019 12:54:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190719-0070981

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAYLEY MICHELLE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires November 08, 2022

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, **HAFIZ YAFAI AND RASHID MUHSIN**, HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **YAFAI AND MUHSIN GENERAL PARTNERSHIP**, A TENNESSEE GENERAL PARTNESHIP, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ONE HUNDRED PERCENT (100%) OF GRANTOR'S INTEREST IN A CERTAIN TRACT OR PARCEL 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 YAFAI AND MUHSIN GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNESHIP.

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 _18th day of July, 2019.

GRANTOR:

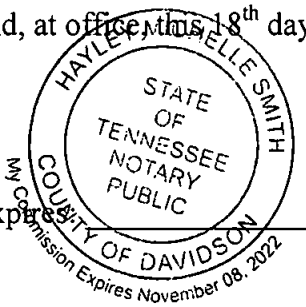
HAFIZ YAFAI

RASHID MUHSIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Hafiz Yafai, 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 18th day of June, 2019.



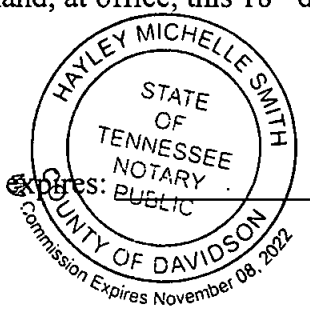
Notary Public

My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Rashid Muhsin 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 18th day of June, 2019.



Notary Public

My commission expires:

EXHIBIT A

DESCRIPTION OF LAND

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the southerly right-of-way line of Bell Road at the intersection with the westerly right-of-way line of Benzing Road;

Thence leaving the southerly right-of-way line of Bell Road, with the westerly right-of-way line of Benzing Road, with a curve to the right, along an arc to the right, along an arc length of 79.47 feet, the central angle of which is 91 deg 04 min 10 sec, the radius of which is 50.00 feet, the chord of which is South 39 deg 19 min 18 sec East, 71.37 feet to an iron rod set;

Thence South 06 deg 12 min 47 sec West, 206.59 feet to an iron rod set;

Thence South 50 deg 57 min 34 sec West, 70.45 feet to an iron rod set at the intersection with the northerly right-of-way line of Old Hickory Boulevard;

Thence leaving the westerly right-of-way line of Benzing Road, with the northerly right-of-way line of Old Hickory Boulevard, North 29 deg 50 min 23 sec West, 230.80 feet to an iron rod set in the easterly property line of Robert D. Fulcher & Terry Mays, as of record in Instrument Number: 20000926-0095145, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Old Hickory Boulevard, with the easterly property line of Robert D. Fulcher & Terry Mays, North 07 deg 08 min 37 sec East, 117.56 feet to an iron rod set in the southerly right-of-way line of Bell Road; Thence with the southerly right-of-way line of Bell Road, South 84 deg 51 min 23 sec East, 132.61 feet to the POINT OF

BEGINNING. Containing 42,125 square feet or 0.967 acres more or less, per Boundary and Topographic survey dated August 3, 2017, by R. Scot Cherry TN RLS No. 1512.

Being the same property conveyed to Hafiz Yafai and Rashid Muhsin by Warranty Deed from Melvin R. Watson & Matilda Juanita (Watson) Rouse, Et Al, of record in Instrument No. 20180409-0033270, Register's Office for Davidson County Tennessee.