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 10th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
HAYLEY MICHELLE SMITH
NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires November 06, 2021

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 RASHAD 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)

Karen Johnson Davidson County
Batch# 284319 DEEDQC
09/11/2019 12:35:45 PM 4 pgs
Fees: $22.00 Taxes: $0.00



20190911-0091964

*SIGNATURE PAGE FOR **GRANTOR- HAFIZ YAFAI** – QUITCLAIM DEED*

Witness our hands this 5 day of September, 2019.

GRANTOR:

HAFIZ YAFAI

STATE OF California)
COUNTY OF Alameda)

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 5 day of September, 2019.

Notary Public

My commission expires: May 24th 2023

GALAN BENIN
COMM. #2289801
Notary Public - California
Alameda County
My Comm. Expires May 24, 2023

SIGNATURE PAGE FOR ***GRANTOR***- RASHID MUHSIN – *QUITCLAIM DEED*

GRANTOR:

RASHID MUHSIN

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 10th day of September, 2019.

Notary Public

My commission expires:

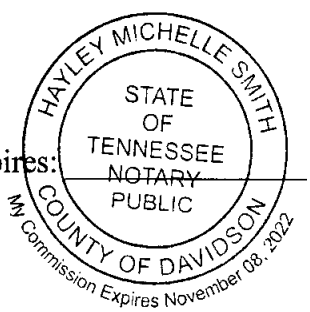


EXHIBIT A

DESCRIPTION OF LAND

Real property in the City of Antioch, County of Davidson, State of Tennessee, described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee further described as reserved parcel a of Section Three Phillips 66 Park, as recorded in Plat Book 5190, page 780- R.O.D.C.,TN, bounded on the North by the Southerly margin of Haywood Lane, Bounded on the East by the Westerly margin of Apache Trail, bounded on the South by Lot 1 of Section Three Phillips 66 Park, as recorded in Plat Book 5190, page 780-R.O.D.C.,TN, bounded on the West by a portion of Lot 113 of Section One Blanchard Heights, as recorded in Plat Book 2663, page 63- R.O.D.C.,TN and being more particularly described as follows;

Beginning at a concrete monument in the Westerly margin of Apache Trail, said monument being located 25.00 feet South of the Southerly margin of Haywood Lane;

Thence, with the Westerly margin of Apache Trail, South 03 degrees 19 minutes 00 seconds West, 51.33 feet to the beginning of a curve to the left;

Thence, with said curve having a central angle of 06 degrees 54 minutes 38 seconds, a radius of 660.54 feet, a length of 79.67 feet and a chord bearing and distance of South 00 degrees 08 minutes 19 seconds East, 79.62 feet to an iron pin;

Thence, a common line with Lot 1 of Section 3 Phillips 66 Park, as recorded in Plat Book 5190, page 780- R.O.D.C.,TN, South 84 degrees 13 minutes 07 seconds West, 182.02 feet;

Thence, a common line with lot 113 of Section One Blanchard Heights, as recorded in Plat Book 2663, page 63-R.O.D.C.,TN, North 01 degrees 33 minutes 00 seconds East, 184.68 feet to an iron pin in the Southerly margin of Haywood Lane;

Thence, with said margin South 86 degrees 41 minutes 00 seconds East, 155.62 feet to the beginning of a curve return the right;

Thence, with said curve return having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a length of 39.27 feet, and a chord bearing and distance of South 41 degrees 41 minutes 00 seconds East, 35.36 feet to the point of beginning.

Containing 30,360 square feet or 0.697 acres, more or less.

Subject property is encumbered by a 1 0-foot wide public utility and drainage easement parallel and adjacent to the entire Westerly boundary, as recorded in Plat Book 5190, 780-R.O.D.C.,TN.

Being the same property conveyed to Hafiz Yafai and Rashid Muhsin by Warranty Deed from The Crown Group of Companies, Inc. of record in Instrument No. 20160505-0044676 Register's Office for Davidson County, Tennessee, dated May 03, 2016 and recorded on May 05, 2016.