THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 293757 DEEDQC
10/01/2019 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191001-0099847

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QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
A & M Partnership 202 Claredon Circle Franklin, TN 37069	-SAME AS NEW OWNER-	120-01-0-158

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ashraf W. Mannan and Mechael Faltas**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **A & M Partnership**, hereinafter called the Grantee, its successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Two tracts or land, described as follows, to wit:

First Tract:

A tract of land in Davidson County, Tennessee, and being Lot No. 5 of the Re—subdivision of Lots 3, 4 and 5 of The Oaks, a plat or which is of record in Book 4660, page 58, Register's Office, Davidson County, Tennessee. Said lot fronts on the northeasterly side of Murfreesboro Road and the easterly side of Kermit Drive at the intersection of Kermit Drive and Murfreesboro Road and is more particularly described as follows:

Beginning at the end of the radius return at the intersection of Murfreesboro Road and Kermit Drive: thence with the right of way of Kermit Drive N 41° 11' E 237.34 feet to a point, the beginning or a curve to the left; thence with said curve, having a radius of 345.00 feet and an interior angle of 6° 15' 58", 37.73 feet to a point; thence leaving said right of way S 48° 49' E 269.98 feet to a point; thence S 13° 18' W 110.48 feet to a point; thence N 48° 49' W 139.59 feet to a point; thence S 41° 11' W 202.35 feet to a point in the northeasterly right of way of Murfreesboro Road: thence with said right of way N 48° 49' W 155.00 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 25.0 feet and an interior angle of 90° 00', 39.27 feet to the point of beginning, said tract containing 1.49 acres more or less, and being described according to a survey made by A & A Engineers, Inc. Howard W. Anderson, Registered Land Surveyor, Tennessee License No 527, dated September 14, 1992, bearing Job No. 5063-92.

AND

Second Tract:

All that certain lot piece or parcel of land, situate in Davidson County, State of Tennessee, being known, numbered and designated as Lot 4 on the plan entitled Resubdivision of Lots 3, 4 and 5, The Oaks, of record in Book 4660, page 58, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the north right—of—way or Murfreesboro Road at the southeast corner of said lot 4, said point being approximately 336.34 feet from the east right—of—way of Kermit Drive; thence N 48° 49' W, with said north right—of—way of Murfreesboro Road 181.34 feet to a point: thence N 41° 11' E. 202.35 feet to a point: thence S 48° 49' E, 139.59 feet to a point: thence S 13° 18' W, 107.36 feet to a point; thence S 45° 41' W, 107.79 feet to the point of beginning. Said lot containing 0.82 acres, more or less.

BUT LESS AND EXCEPT the following out-conveyance by Order of Condemnation and Possession of record in Instrument No. 20170505-0044819, Davidson County Register of Deeds:

Beginning at a point in the present: Right-of-Way of Murfreesboro Road, said point. being 56 feet left of Station 85+86.32 as shown on the Right-of Way plans for TDOT project NH-1 (338);
Thence, North 45 Degrees 42 Minutes 10 Seconds West, 16.00 feet;
Thence with a curve turning to the right with an arc length of 39.19 feet, a radius of 25.00 feet, a chord bearing of North 00 degrees 47 minutes 39 seconds west, and a chord length of 35.30 feet;
Thence, North 44 degrees 16 minutes 54 seconds east, 15.95 feet;
Thence, South 00 degrees 47 minutes 40 seconds east, 57.90 feet to the point of beginning and containing 704 square feet; more or less.

Being the same property conveyed to Ashraf W. Mannan and Mechael Faltas, as tenants in common, by Warranty Deed from First Cooke Properties, LLC, of record on August 27, 2014, at Instrument No. 20140827-0078016, Davidson County Register of Deeds.

This is property commonly known as 1204 Murfreesboro Road, Nashville, TN 37217.

Witness our hands, this 13 **day of September, 2019:**

Ashraf W. Mannan 09/13/2019
Ashraf W. Mannan

Mechael Faltas

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashraf W. Mannan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of **September, 2019**:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mechael Faltas**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of **September, 2019**:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 13 DAY OF **September, 2019**:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

