QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 27 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAKE RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2020

Karen Johnson Davidson County
Batch# 323034 DEEDQC
12/02/2019 12:27:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20191202-0123592

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

New Owner:	Send Tax Bills To:	Map-Parcel Number:
Yafai and Muhsin General Partnership 9725 Turner Lane Brentwood, TN 37027	SAME	162-08-0-086.00

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 _27th day of November, 2019.

GRANTOR:

Hafiz R. Yafai, by and through his Attorney in Fact, Soltan Yafai

RASHID MUHSIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Hafiz Yafai, by and through his Attorney in Fact, Soltan Yafai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Davidson County, Tennessee, this the 27th day of November 2019.

Notary Public

My commission expires: MARIA C MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2020

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 and seal, in Nashville, Davidson County, Tennessee, this the 27th day of November 2019.

Notary Public

My commission expires: MARIA C MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2020

EXHIBIT A

DESCRIPTION OF LAND

Land in Davidson County, Tennessee, being Section 2, Lane Estates of record in Book 4675, page 79, Register's Office for said County, as follows:

Beginning at a concrete monument in the northerly margin of Tusculum Road at the southeasterly terminus of a turnout connecting said margin of Tusculum Road with the easterly margin of Shackle.tt Lane; thence northwestwardly with said turnout, along a 25 foot radius curve to the right, 39.34 feet to a concrete monument on the easterly margin of Shacklett Lane; thence with said margin, N 7° 20' 29" E 121.66 feet to a concrete monument; thence, continuing with said margin along a 210 foot radius curve to the left, 77.76 feet to a point; thence, with the southerly line of the property described in Book 4460, page 197, Register's Office for said County, N 76° 07' 30" East 226.39 feet to a point on the southwesterly margin of Interstate highway 24; thence, with said margin, S 48° 0' 49" E 209.32 feet to a concrete monument on the westerly margin of Blue Hole Road; thence, with said marginS 4° 38' 34" W 188.89 feet to a concrete monument on the northerly margin of Tusculum Road; thence, with said margin N 82° 39' 34" W 188.89 feet to a concrete monument on the northerly margin of Tusculum Road; thence, with said margin N 82° 39' 31" W 355.0 feet to the point of beginning and containing 2.21 acres, more or less.

Being the same property conveyed to Hafiz R. Yafai and Rashid A. Muhsin by Special Warranty Deed dated April 26, 2016 and of record in Instrument No. 20160504-0044149, Register's Office for Davidson County, Tennessee.