This Instrument prepared by: Patricia Absar 401 Chesterfield Ave Nashville TN 37212

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Patricia Absar on this the 20th day of December, 2019 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Patricia Absar all ____ right, title and interest in and to the following described real estate, to wit:

1216 Watts Terrace
Nashville Tennessee 37209

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 20th day of December, 2019.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Patricia Absar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 20th day of December, 2019.

Notary Public

My commission expires:

GARRISON D. WARREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Patricia Absar
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 20th day of December 2019.

Notary Public

My commission expires: January 9, 2021

The following information is not a part of this Deed:

Property Address: 1216 Watts Terrace Nash TN 37209

Owner's Name and Address: Patricia Absar 401 Chesterfield Ave Nashville TN 37212

Parcel Number

Mail Tax Bills to: Same as owner

GARRISON D. WARREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 335684 DEEDQC
12/27/2019 12:20:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191227-0133894

EXHIBIT A

NAME(S): ABU N. ABSAR

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. 2, RESUBDIVISION OF LOT NO. 5, JACKSON PLACE, AS SHOWN ON A SURVEY BY JAMES JEFFERS, JR., DATED MARCH 18, 1986, AND BEING PART OF LOT NO. 5 ON THE PLAT OF THE DIVISION OF JACKSON PLACE PROPERTY, OF RECORD IN BOOK 1130, PAGE 59, SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN HOWARD MAXWELL'S EASTERLY LINE, OF RECORD IN PLAT BOOK 6250, PAGE 742, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID POINT BEING 120 FEET NORTH OF MAXWELL'S SOUTHEASTERLY MOST CORNER; THENCE NORTH 09 DEGREES 36 MINUTES 34 SECONDS EAST 130.70 FEET TO AN IRON PIN; THENCE SOUTH 85 DEGREES 14 MINUTES 07 SECONDS EAST 159.04 FEET TO AN IRON RAILROAD SPIKE IN THE CENTER OF A PAVED UNDEDICATED ROAD, NOW KNOWN AS WATTS TERRACE; THENCE ALONG THE ROAD, SOUTH 09 DEGREES 48 MINUTES 03 SECONDS WEST 125.79 FEET TO AN IRON RAILROAD SPIKE; THENCE ALONG CLYDE AND VERNE LOU STAGGS NORTHERLY PROPERTY LINE, OF RECORD IN BOOK 4223, PAGE 788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 87 DEGREES 00 MINUTES 54 SECONDS WEST 159.11 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. SHEARON AND WIFE, PAULA T. SHEARON, BY DEED FROM DANNY, HODGES AND WIFE, CONNIE HODGES, OF RECORD IN BOOK 8877, PAGE 932, SAID REGISTER'S OFFICE. JAMES E. SHEARON HAS SINCE DIED, VESTING TITLE SOLELY IN PAULA T. SHEARON AS THE SURVIVING TENANT BY THE ENTIRETY.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO ABU N. ABSAR FROM PAULA T. SHEARON, UNMARRIED BY WARRANTY DEED DATED 05/14/2008, AND RECORDED ON 05/21/2008, DOCUMENT # 20080521-0052374, IN DAVIDSON COUNTY, TN.