This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 342568 DEEDQC
01/13/2020 01:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200113-0004496

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Anba Abraam Medical Clinic, LLC ("Grantor"), a Tennessee Limited Liability Company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Youssef Tawfik, (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, described according to a survey by Z. J. Wilkinson dated April 30, 1959, as follows: Beginning on the westerly margin of Old Hickory Boulevard at its intersection with the northerly line of the Gentry property; thence with the westerly margin of Old Hickory Boulevard, northwardly 446.7 feet to an iron pin; thence south 85 degrees 20 minutes west 206 feet; thence south 80 degrees east 417 feet to the northerly line of said Gentry property; thence with said line, south 87 degrees 45 minutes east 225 feet to the beginning, containing 2.02 acres, more or less.

INCLUDED BUT EXCLUDED in the above described tract but specifically EXCLUDED therefrom is the following property conveyed to the State of Tennessee by deed recorded in Book 10102, page 699, Register's Office, Davidson County, Tennessee:

This property description below was prepared from the plans of the captioned project by: Right of Way Acquisition Associates, 16200 Brandywine Road, Brandywine, MD, 20613. Beginning at a point on the west existing margin of Bell Road, said point being the point of intersection between the proposed margin and the Grantor with the west existing margin of Bell Road; thence with said existing margin of Bell Road northerly 378 feet more or less to a point 42 feet left of centerline survey station 88+82.13 at the intersection with the Grantor and the west proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1804.95 foot radius curve left 78.14 feet to a point 42 feet left of centerline survey station 88+05.81; thence with said proposed margin south 85 degrees 20 minutes 22 seconds West 1.63 feet to a point 43.63 feet left of centerline survey station 88+05.81; thence with said proposed margin South 06 degrees 17 minutes 16 seconds East 109.71 feet to a point 42 feet left of centerline survey station 86+98.37; thence with said proposed margin South 06 degrees 55 minutes 20 seconds East 93.10 feet to a point 42 feet Left of centerline survey station 86+05.86; thence with said proposed margin North 83 degrees 05 minutes 52 seconds West 1.32 feet to a point 43.27 feet Left of centerline survey station 86+05.86:thence with said proposed margin South 07 degrees 54 minutes 38 seconds East 97.71 feet to the point of beginning, containing 1,218 feet and being part of the same property conveyed by James Loyal Sanders and wife, Audrey Charlton Sanders to D.L. Webb and wife, Virginia Lewis Webb of record in Book 2926, Page 133, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

The purpose of this transfer is to wind up the affairs of Anba Abraam Medical Clinic, LLC, pursuant to TCA 48-249-620.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20151222-0128623 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 9th day of ~~December~~ January ~~2019~~ 2020

Anba Abraam Medical Clinic, LLC

Youssef Tawfik

By: Youssef Tawfik, President and Sole Member

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Wake

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Youssef Tawfik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and Sole Member of Anba Abraam Medical Clinic, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President and Sole Member.

WITNESS my hand and official seal at office this 9th day of ~~December, 2019~~ January 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/15/2020.

For recording information only

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Wake

CATHERINE M DEYOUNG
Notary Public
Johnston Co., North Carolina
My Commission Expires Dec. 15, 2020

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 9th day of ~~December, 2019~~ January 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/15/2020

CATHERINE M DEYOUNG
Notary Public
Johnston Co., North Carolina
My Commission Expires Dec. 15, 2020

PROPERTY ADDRESS:	555 Bell Road, Antioch, TN 37013
TAX PARCEL NO.:	14900013200
PROPERTY OWNER:	Youssef Tawfik
OWNER'S ADDRESS:	555 Bell Road, Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address

Certificate of Authenticity

I, Venikka Branch 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021