Karen Johnson Davidson County
Batch# 343171 DEEDQC
01/15/2020 08:41:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200115-0005252

Prepared by and Returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Ramadan Lafta Albadran 3549 Fair Meadows Dr. Nashville, TN 37211	New Owner	083-07-0-221.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **EASTERN SUN INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **RAMADAN LAFTA ALBADRAN**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled the Plan of Part One, Hanley Subdivision, of record in Plat Book 1424, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Eastern Sun Investment, LLC, a Tennessee limited liability company, by deed from Arun C. Nair, unmarried, of record in Instrument No. 20190904-0088929, dated August 30, 2019, said Register's Office.

This is Improved property known as 909 Riverside Dr., Nashville, TN 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of January, 2020.

Grantor:

Eastern Sun Investment, LLC, a Tennessee limited liability company

By: _____
Ramadan Albadran, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ramadan Albadran, the within named bargainor, 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 Member (or other officer authorized to execute the instrument) of Eastern Sun Investment, LLC, a Tennessee limited liability company, the within named bargainor, and that such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Member.

Witness my hand, at office, this 14th day of January, 2020.

_____
Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $_____.

_____
AFFIANT

Sworn to and subscribed before me, this 14 day of January, 2020.

_____
Notary Public

My Commission Expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY