Karen Johnson Davidson County
Batch# 364522 DEEDQC
02/27/2020 10:22:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200227-0021846

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Anish Najhawan 2582 Murfreesboro Road Nashville, Tennessee 37217
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	149 – 8 48.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4731 Trousdale Drive, Suite 13 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 26th day of February, 2020 by and between Anish Najhawan d/b/a Kwik, Stop Food Mart, Grantor and 2, LLC, hereafter "Grantor", who does hereby transfer, release, remise, quitclaim and convey the property located at 2582 Murfreesboro Road, Nashville, TN 37217 to 2582 Murfreesboro Road, LLC, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Eze-San Park, of record in Plat Book 4060, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Hassan Mousavi, by deed from Charles B. Reasor, III, of record under Instrument No. 20030224-0024117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anish Najhawan, d/b/a Kwik Stop Food Mart, by Warranty Deed from Hassan Mousavi, of record under Instrument No. 20030411-0048541, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 have been prorated and payment thereof is expressly assumed by the herein Grantee; any and all restrictions and easements of record; Plan of record in Plat Book 4060, page 164l; all in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal on this 26th day of February, 2020

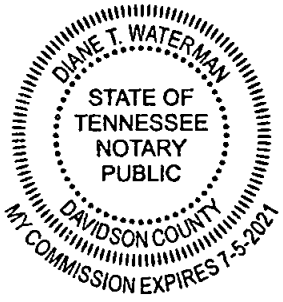
Anish Najhawan, d/b/a Kwik Stop Food Mart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Anish Najhawan, d/b/a Kwik Stop Food Mart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon real property 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 official seal at office in Nashville, Tennessee, this the 26th day of February, 2020

Diane T. Waterman
Notary Public



My Commission Expires: July 5, 2021

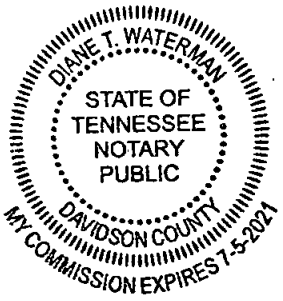
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Affiant:

Signed before me, witness my hand and official seal,
This 26th day of February, 2020.

Diane T. Waterman
Notary Public



My Commission Expires: July 5, 2021