This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 428082 DEEDQC
06/29/2020 12:25:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200629-0070110

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
3604 NP, LLC 302 Rolling Mill Road Old Hickory, TN 37138	Same	133-6-070

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **WALID AL-NIMRI** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **3604 NP, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

> Real property located in Davidson County, Tennessee and being described as follows, to-wit:
>
> Being Lot No. 1 as shown on the plan titled Resubdivision of Lots 51 and 53, of the McLester Addition to Nolen Heights according to survey and plat of same of record in Plat Book 7900, page 72, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete detail of location and description of said lot.
>
> Being the same property conveyed to Walid Al-Nimri by Special Warranty Deed from Zaidoun M. Nofal of record as Instrument Number 20160614-0060291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Matters shown on plan of record in Book 7900, page 72, Register's Office for Davidson County, Tennessee (2) Plat of record in Plat Book 7900, page 72, said Register's Office showing an owner's certificate, a surveyor's certificate, general notes, a one-story block building, a public utility and drainage easement across the southeast portion of said lot, 25' public utility and drainage easement across the northerly margin of said lot, a 14' headwall with single wing at the northwest corner, Nashville Electric Service easements and guy poles across the northwest portion of said lot, Nashville Electric Service visible line running east to west across the middle of said lot, alley and easements in the northwest corner of said lot and certain guy pole easements. (3) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4292, page 57, Register's Office for Davidson County, Tennessee. (5) Subject to the claim of the adjacent property owner for ingress and egress as set forth in Book 9391,

page 969, Register's Office for Davidson County, Tennessee, and (5) any and all other encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 19 day of June, 2020.

Affiant

Notary Public

My Commission Expires: 3/8/2021

This is improved property known as 3604 Nolensville Road, Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER. WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 19 day of June, 2020.

GRANTOR:

WALID AL-NIMRI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALID AL-NIMRI, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19 day of June, 2020.

Notary Public

My Commission Expires: 3/8/2021