This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
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Karen Johnson Davidson County
Batch# 428082 DEEDQC
06/29/2020 12:25:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200629-0070114

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
3466 LP. LLC 302 Rolling Mill Road Old Hickory, TN 37138	Same	86-01-0-077.00

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 and wife, JOYCE AL-NIMRI** ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **3466 LP, 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:
>
> Lot 1 as shown on the map entitled Resubdivision Tenneco Lebanon Pike Site, of record in Plat Book 4715, page 146, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Walid Al-Nimri and wife, Joyce Al-Nimri by Special Warranty Deed from MAPCO Express, Inc., a Delaware corporation, successor to MAPCO Petroleum, Inc. of record as Instrument Number 20091002-0091821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record (2) Supplemental taxes and assessments levied as a result of the completion of improvements after January 1 of any year (3) Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property (4) Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property (5) Streets, rights-of-way and highway encumbering the Property (6) The rights that the public and upper and lower riparian owners have in any waters present on the property (7) Matters shown on the Plan of record in Plat Book 4715, page 146, Register's Office for Davidson County, Tennessee (8) Easement for Water and Sewer Lines of record in Book 3180, page 556, Register's Office for Davidson County, Tennessee and (9) 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 3466 Lebanon Pike, Hermitage, Tennessee.

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.

GRANTORS:

WALID AL-NIMRI

JOYCE 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 and wife, JOYCE AL-NIMRI, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they 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