Karen Johnson Davidson County
Batch# 428082 DEEDQC
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Fees: $17.00 Taxes: $0.00
20200629-0070116

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

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
3245 GP. LLC
302 Rolling Mill Road
Old Hickory, TN 37138

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
072-06-0-045.00

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 **3245 GP, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

> The property conveyed is known as tax parcel 072-06-0-045.00, Davidson County, Tennessee, and being a part of the property conveyed to Grantors by Louis Brink, Executor of the Walter F. Brink Estate, Walter F. Brink, Deceased, under the terms of his Last Will, of record in Instrument Number 20130702-0068026, Register's Office for Davidson County, Tennessee.

The entire property conveyed by said Instrument Number 20130702-0068026 is described as:

> A certain tract or parcel of land in the 15th Civil District, formerly 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being the northerly part of Lot No. 22, lots Nos. 23, 24, 25, 26, 27 and the southerly part of Lot No. 28 on the Map showing subdivision of Lots Nos. 1 and 2, 55 to 59 inclusive, and 100 to 104 inclusive on the plan of Maynor Place, as of record in Book 843, Page 31, Register's Office for said County, SAID lots 23 to 27 inclusive front 25 feet each on the westerly side of Gallatin Pike and run back between parallel lines 163 ¼ feet to a dead line. SAID part of Lot No. 22 is described as follows: BEGINNING at a point in the westerly margin of Gallatin Pike, said point being fixed and being in line with the middle of the partnership wall of a building located on said property, said wall being the southerly wall of said building, and said point being 9 ½ feet, more or less, northerly from the corner of Lots 21 and 22; thence westerly and parallel to the line between Lots 21 and 22 and along said party wall 163 ¼ feet to a point; thence northerly and along

west line of Lot No. 22, 15 ½ feet more or less to the rear corner of Lots 22 and 23; thence easterly along the line between Lots 22 and 23 to a point in the westerly margin of Gallatin Pike; thence southerly along the westerly margin of Gallatin Pike 15 ½ feet, more or less, to the point of beginning SAID part of Lot No. 28 is described as follows; Beginning at a point in the westerly margin of Gallatin Pike at the corner of Lots 27 and 28; thence with the line between said Lots 163 ½ feet to a point; thence northerly along west line of Lot No. 28, 7 feet to a point; thence easterly and parallel with the line between Lots 27 and 28, 163 ¼ feet to a point in the westerly margin of Gallatin Pike; thence southerly to the point of beginning.

Also conveyed herewith and subject to the rights of use by others is that certain 16 foot easement for ingress and egress at the rear of Lots 19, 20, 21, and at the rear of the southerly 9 ½ feet, more or less, of Lot No. 22; said Lots Nos. 19, 20, 21 and part of Lot No. 22 also being on the Map showing subdivision of Lots No. 1 and 2, Lots 55 to 59 inclusive, and 100 to 104 inclusive, on the Plan of Maynor Place, as of record in Book 843, Page 31, Register's Office for said County, which said easement is mentioned and described in two deeds, one being of record in Book 1910, page 631, and the other being of record in Book 2275, Page 614, said Register's Office. Said easement is owned by grantor by virtue of said deeds and the Will of Ronald Henry Gowans, Deceased, of record in Will Book 108, page 516, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Walid Al-Nimri and wife, Joyce Al-Nimri by Warranty Deed from Louis Brink, Executor of the Walter F. Brink Estate, Walter F. Brink, Deceased, under the terms of his Last Will, of record in Instrument Number 20130702-0068026, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all 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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/8/2021

This is improved property known as 3245 Gallatin Pike, Nashville, TN 37216.

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 our hands 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.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/8/2021