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 3 pgs
Fees: $17.00 Taxes: $0.00
20200629-0070117

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
3237 GP, LLC
302 Rolling Mill Road
Old Hickory, TN 37138

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
72-06-44.00

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 **3237 GP, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 19, 20, 21 and the southerly part of Lot No. 22 on the Map showing Subdivision of certain lots in Maynor Place, as of record in Book 843, Page 31, Register's Office for said County, described together as follows:

Beginning at the northwest corner of the Gallatin Pike and Iverson Avenue; thence with the westerly margin of said Pike, northwardly 84 ½ feet, more or less, to the southeast corner of the property conveyed to J. M. Gowans and R. H. Gowans, by deed from William Randolph Dunn and wife, of record in Book 1910, Page 631, said Register's Office; thence with the southerly line of the Gowans property, westwardly 163 ¼ feet; thence southwardly 84 ½ feet more or less, to the northerly margin of Iverson Avenue; thence with said Avenue, eastwardly 163 ¼ feet to the beginning.

Being the same property conveyed to Walid Al-Nimri and wife, Joyce Al-Nimri by Warranty Deed from William A. Perry of record in Instrument Number 20130722-0075274, Register's Office for Davidson County, Tennessee.

This is improved commercial property and is not the principal place of residence of the Grantor.

This conveyance is subject to (1) all applicable zoning ordinances, (2) utility, sewer. drainage and other easements of record, (3) all subdivision/condominium

assessments, covenants, bylaws, restrictions, declarations and other easements of record, (4) building restrictions, and (5) other matters of public record.

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 19th day of June, 2020.

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/8/2021

This is improved property known as 3237 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 16 day of June, 2020.

Notary Public

My Commission Expires: 3/8/2021