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
20200629-0070118

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
1102 RD, LLC
302 Rolling Mill Road
Old Hickory, TN 37138

SEND TAX BILL TO:
Same

MAP PARCEL NO.:
Map 061.07-0
Parcel 088.00

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** ("**Grantor**") 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 **1102 RD, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

Land in the 8th Councilmanic district of Nashville, Davidson County, Tennessee, being shown as a lot marked "future development" on the plan of King's Subdivision, section 1, recorded in Plat Book 1130, page 94, Register's Office for said county and more particularly described as follows, according to a property survey by John Kohn and Company, P.C., dated March 7, 2002, file no. 49194-370, as follows:

Beginning in the intersection of the south right of way of Richmond Drive and the easterly turn-out of Gallatin Pike; thence along said south right of way S 90 deg. 00' 00" E, 274.40 feet; thence leaving said south right of way S 00 deg. 01' 09" E, 76.00 feet; thence N 89 deg. 59' 40" W, 243.07 feet; thence N 00 deg. 00' 00" E, 1.0 foot; thence S 90 deg. 00' 00" W, 56.00 feet to the east right of way of Gallatin Pike; thence along said east right of way N 00 deg. 24' 30" W, 49.80 feet; thence continuing with said right of way, along a curve to the right having a radius of 25.0 feet, a distance of 39.45 feet to the point of beginning.

Being the same property conveyed to Walid Al-Nimri and wife, Joyce Al-Nimri by Quitclaim Deed from William Shaar and Walid Al-Nimri of record in Instrument Number 20160125-0006944, 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 all applicable leases, zoning ordinances; utility, sewer, drainage and other easements of record, and any and 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

Notary Public

My Commission Expires: 3/8/2021

This is improved property known as 1102 Richmond Drive, 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.

Notary Public

My Commission Expires: 3/8/2021