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
20200629-0070119

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
427 LS, LLC	Same	Map 093.14
302 Rolling Mill Road		Parcel 472.00
Old Hickory, TN 37138		

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

Tract I: Land in Davidson County, Tennessee, being a part of Lot No. 74 on the Plan of Barrow Grove, as of record in Book S, Page 279, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated November 3, 1956, as follows:

Beginning at a point in the easterly margin of 5th Avenue South, said point being 201 feet northerly from the intersection of 5th Avenue, South and Ash Street; thence around a curve to the right having a radius of 19 feet, a distance of 41 feet to a point in the southerly margin of Lafayette Street; thence with said margin of said street in a southeasterly margin of Lafayette Strcct; thence with said margin of said street in a southeasterly direction a distance of 15.96 feet to a point; thence 60 deg. 45 min. West 39.9 feet to the point of beginning.

Tract II: Land in Davidson County, Tennessee, being the westerly 106 feet of Lot No. 73 and the southerly 6 feet of the westerly 106 feet of Lot No. 74, on the Plan of Barrow Grove, as of record in Book "S", Page 279, Register's Office for said County, described as follows:

Beginning at the northeast corner of 5th Avenue South and Ash, formerly Troost Street, thence with the northerly margin of Ash Street, eastwardly 106 feet; thence northwardly 102 feet; thence westwardly 106 feet to the easterly margin of 5th Avenue, South; thence with the easterly margin of said Avenue, southwardly 102 feet to the beginning, including but excluding therefrom that part of said property

condemned by the City of Nashville for the extension of Lafayette Street and actually utilized by said City for street purposes, more fully described in decree of record in Minute Book 36, Page 249, Third Circuit Court, and further described by decree in Minute Book 58, Page 327, Chancery Court for Davidson County, Tennessee.

INCLUDED IN THE AFOREDESCRIBED TRACTS OF LAND, BUT EXPRESSLY EXCLUDED THEREFROM, is that certain out-conveyance unto the Metropolitan Government of Nashville and Davidson County, Tennessee, a permanent right-of-way, in fee simple, as set forth in the Exhibit in Instrument No. 20140918-0085861, Register's Office for Davidson County, Tennessee, to which record reference is hereby made, and the property being conveyed by this instrument is: the land identified and shown on said Instrument Exhibit labeled, "EXCLUDED FROM RIGHT-OF-WAY ACQUISITION", consisting of 3,062 S.F. or 0.07 acres, i.e. the remainder parcel retained by Brothers Investments, Inc. and not conveyed unto the Metropolitan Government.

Being the same property conveyed to Walid Al-Nimri and wife, Joyce Al-Nimri by Quitclaim Deed from William Shaar of record in Instrument Number 20160314-0023952, 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 11 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 427 Lafayette St., Nashville, TN 37138.

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