BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Mohammed Alsadi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF July, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MOHAMMED ALSADI	**SAME**	**Tract 1: 043-14-0-029.00** **Tract 2: 043-14-0-030.00** **Tract 3: 043-14-0-031.00**
(NAME) **5516 BROOKSHIRE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 446634 **DEEDQC**
07/30/2020 09:02:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200730-0083883

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MOHAMMED ALSADI, FOR THE EXPRESS PURPOSE OF COMBINING THE FOLLOWING THREE (3) TRACTS OF LAND INTO ONE (1) PARCEL,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **MOHAMMED ALSADI,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: 043-14-0-029.00 522 Old Hickory Blvd., Madison, TN 37115

Land in Davidson County, Tennessee, in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Old Hickory Boulevard, formerly known as the New Larkin Springs Road, at B. F. Bixler's northwest corner,; thence with the westerly line of said Bixler's land, South 38 ½ deg. East 381 feet to a point 2 feet north of a fence post; thence South 81 ½ deg. West 276 feet to a stake, southeast corner of lot conveyed to W. D. Pharris and Bettie Pharris from Benton M. Pharris by deed of record in Book 838, page 590, Register's Office For Davidson County, Tennessee; thence with his east line, North 8 ½ deg. West 330 feet to the center of said New Larkin Spring Road; thence with the center of said road; North 81 ½ deg. East 85 feet to the beginning.

Tract 2: 043-14-0-030.00 592 Old Hickory Blvd., Madison, TN 37115

Land in Davidson County, Tennessee, in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being the westerly part of Lot 6 on the unrecorded map of C. N. Smith's property.

Said part of Lot 6 is described as beginning at a point in the southerly margin of Old Hickory Boulevard, 2.2 feet west on the common corner of Lot Nos. 5 and 7, being the northwest corner of the property conveyed to Winton Thompson by deed from C. N. Smith and wife, of record in Book 1579, page 273, Register's Office for Davidson County, Tennessee; thence along Thompson's westerly line southerly 115 feet to the northerly margin of an alley; thence with the margin of said alley, westerly 64.2 feet to a point; thence northerly 38 deg. 12' West 132.4 feet to a concrete monument in the southerly margin of Old Hickory Boulevard; thence with the margin of the same, easterly 129.8 feet to the beginning.

Tract 3: 043-14-0-031.00 594 Old Hickory Blvd., Madison, TN 37115

A certain tract or parcel of land lying and being in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being the easterly 2.2 feet of Lot No. 6 and the westerly 2.2 feet of the northerly part of the alley adjacent to the westerly line of Lot No. 5 and the westerly 48.05 feet of Lot No. 5 of an unrecorded plan entitled "Plat of C.N. Smith's Subdivision", said parcel of land being described by metes and bounds as follows:

Beginning at an iron pin in the southern margin of Old Hickory Boulevard 3181.07 feet, more or less, easterly from the center line of Gallatin Road, measured along the southern margin of Old Hickory Boulevard, and 129.8 feet, more or less, easterly from a concrete monument, the same being the northwest corner of the tract of which this property is a part; thence along the southerly margin of Old Hickory Boulevard, 50.25 feet, more or less, easterly to an iron pin in the southerly margin of Old Hickory Boulevard; thence southerly at right angles, 135 feet more or less, to an iron pin on the northerly margin of a 20 foot alley; thence westerly at right angles along the northern margin of said alley, 50.25 feet, more or less, to an iron pin 2.2 feet beyond corner of said alley; thence northerly at right angles 135 feet, more or less, to the point of beginning.

Being the same property conveyed to Mohammed Alsadi from Rita L. Schaefer and spouse, Lonnie Jones, by Warranty Deed dated June 20, 2016 of record in Instrument No. 20160621-0062944, Register's Office for Davidson County, Tennessee.

****These are the same legal descriptions as the prior deed.****

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved(X) property, known as **522, 592, & 594 OLD HICKROY BLVD., MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of July, 2020.

M. Alsadi
MOHAMMED ALSADI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MOHAMMED ALSADI**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of July, 2020.

My commission expires: 5/7/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public