Karen Johnson Davidson County
Batch# 449042 DEEDQC
08/03/2020 01:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200803-0085411

#2102886

Name and Address of New Owner:
ES 2009 LLC
4719 Nolensville Pike
Nashville, TN 37211

Send Tax Bills To:
ES 2009 LLC
4719 Nolensville Pike
Nashville, TN 37211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 14712005100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eyd L. Toss and Osama S. Dous,**"the Grantor," convey and quitclaim unto **ES 2009 LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
A parcel of land in the Sixth Civil District of Davidson County, Tennessee, which is shown as an unnumbered tract on the Plan of Whispering Hills, Section V, as of record in Book 3300, Page 11, Register's Office for said County, and described according to a cope of a survey thereof made in October 1961, by Wm. Collier Parish Associates, as follows:
Beginning at a concrete monument in the westerly right or way of Northcrest Drive, as follows: South 62 degrees 12' west 10 feet to a point which is 0.15 feet northerly from a concrete witness monument; thence with a curve in said right of way, radius 25.95 feet, southwesterly 41.41 feet to a concrete monument at the end of the curve; thence with a curve to the right, radius 223.90 feet, westerly 136.25 feet to a concrete monument at the end of the curve; thence north 81 degrees 30' west 112.47 feet to an iron stake in the said right of way and at southwest corner of said parcel; thence leaving Northcrest Drive, north 30 degrees 40' west, 68.34 feet to an iron stake at the northwest corner of said parcel; thence north 56 degrees 50' east 250 feet to a concrete monument on the westerly right of way of Nolensville Road, thence with said right of way, southerly with a curve (radius 2646.0 feet) to the right, 175.88 feet to the beginning.

LESS AND EXCEPT a portion of the above described property acquired by the State of Tennessee by Final Judgement in Case No. A—316, 6th Circuit Court of Davidson County, Tennessee, The State of Tennessee, et al, Petitioner vs. American 011 Company, et al. defendants, more particularly described as follows:

BEGINNING at a point in the condemnee's northeast corner and runs with the present west right of way line of Nolensville Road southerly 175 feet to a point; thence in a southwesterly direction with said right of way line 10 feet to a point; thence with the margin Northcrest Drive on a curve to the right 55 feet to a point; thence with a curve to the left having a radius of 31 feet an arc distance of 51 feet to a point; thence with a line which is west of and at all points 64 feet from the centerline of present State Route #11 in northerly direction 164 feet to a point in the condemnee's North boundary line; thence with said boundary line, north 62 degrees 51' east, 24 feet to the point of beginning. and being a part of the same land conveyed to the American Oil Company, a Maryland corporation, by deed from S.P.D. of Tennessee, Inc., as of record in Book 3316, page 117, Register's Office for said County.

Being the same property conveyed to Eyd Toss and Osama Dous by Warranty Deed from Ashok K. Munjal, recorded on January 7, 2020, of record in Instrument No. 20200107-0002280, Register's Office for Davidson County, TN.

Being the same property conveyed to Ashok K. Munjal by Quitclaim Deed from SAMCO, a general partnership, a Partnership, recorded on January 7, 2020, of record in Instrument No. 20200107-0002279, Register's Office for Davidson County, TN.

Being the same property conveyed to SAMCO, by Warranty Deed from Serhan A. Al-Nemri, recorded on 10/29/1999, in Book 11732, Page 769, Register's Office for Davidson County, TN.

This is improved property known as 4719 Nolensville Pike, Nashville, TN 37211.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28th day of July, 2020.

_____(SEAL)
Eyd L. Toss

_____(SEAL)
Osama S. Dous

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

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

WITNESS my hand and official seal this 28 day of July, 2020.

Lori Barnes
Notary Public
My commission expires: 1/31/23

LORI BARNES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

202008030085411

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Robertson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28 day of July, 2020.

Notary Public
My commission expires: 1/31/23

LORI BARNES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File # 2020-1496

202008030085411

True Copy Certification

I, Melissa Krasnow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Krasnow
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Teresa Lindsey, a notary public for this county and state, Melissa Krasnow, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Teresa Lindsey
Notary's Signature

My Commission Expires: 3/23/21

Notary' Seal (if on paper)

