QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 588487 DEEDQC
03/10/2021 08:41:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210310-0031165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Magdi Hanna	**Same**	
(NAME)	(NAME)	
100 Truman Rd.		**149-00-0-141**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SAMMY K. SAID ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MAGDI HANNA ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO SAMMY K. SAID, A .5% UNDIVIDED INTEREST, AND MAGDI HANNA, A 95.5% UNDIVIDED INTEREST AS TENANTS IN COMMON BY DEED AS OF RECORD IN INSTRUMENT NO. 20200824-0095334 REGISTER'S OFFICE FOR SAID COUNTY.

****SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.**

This is improved property known as: **1152 RURAL HILL RD., ANTIOCH, TN 37013**

Witness our hands this the 3 day of March, 2021.

SAMMY K. SAID

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMMY K. SAID**, the within named 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, this the 3 day of March, 2021.

Notary Public

My Commission Expires:

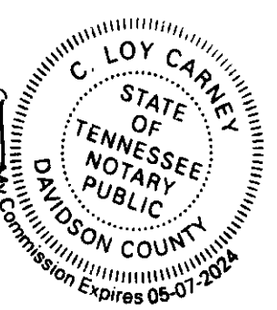


Exhibit "A"

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by Watkins & Murray, Surveyors, April 3, 1948, as follows:

Beginning at a spring and culvert in the center of Old Rural Hill Road, the Northwest corner of the tract marked 'I.S. Campbell' containing 3.26 acres, more or less, shown on said survey; thence with the center of said Road, S 43 Degrees 30 Minutes W 132 feet to a point; thence S 76 Degrees 37 Minutes W 303 feet to a point and turn; thence S 11 Degrees 15 Minutes W 144 feet to a point; thence leaving said Road, S 68 Degrees 30 Minutes E 226 feet to a post; thence N 60 Degrees E 361.4 feet to a post in the west line of the Campbell tract above mentioned; thence N 23 Degrees W along Campbell's westerly line 211 feet to the beginning.

SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT TO METRO IN BOOK 1257, PAGE 427 FOR ACCESS ROAD, WHICH IS SPECIFICALLY EXCEPTED FROM THIS DESCRIPTION,TO-WIT:

Beginning at a point on the existing easterly right-of-way of Rural Hill Road, said point being the most southwesterly corner of the Robert D. Martin, et ux property of record in Book 10048, Page 108, Register's Office Davidson County,Tennessee and the most northwesterly corner of the C. Hugh Hicks, et ux property of record in Book 6445, Page 165, Register's Office Davidson County, Tennessee; Thence with the existing easterly margin of Rural Hill Road around a curve to the right through a central angle of 53 Degrees 09 Minutes 26 Seconds an arc distance of 231.90 feet, a radius of 249.96 feet and a chord bearing of N 42 Degrees 28 Minutes 11 Seconds E with a distance of 223.68 feet to a point; thence leaving the existing easterly right-of-way of Rural Hill Road and with the proposed easterly margin of Rural Hill Road around a curve to the left through a central angle of 17 Degrees 29 Minutes 50 Seconds an arc distance of 143.75 feet, a radius of 470.72 feet and a chord bearing of S 44 Degrees 26 Minutes 43 Seconds W with a distance of 143.19 feet to a point thence S 35 Degrees 41 minutes 48 Seconds W, a distance of 79.70 feet to a point in the common line of said Martin and Hicks properties; thence with the common line of said Martin and Hicks properties; thence N 65 Degrees 18 Minutes 21 Seconds W, a distance of 4.69 feet to the point of beginning, containing 3090.38 square feet or 0.07 acres more or less.