THIS INSTRUMENT PREPARED BY INFORMATION & DIRECTION FROM THE PARTIES

This Instrument Prepared by:
Hollingshead & Associates, PLLC
7000 Executive Center Dr. #125
Brentwood, TN 37027
(615) 549-1933

Karen Johnson Davidson County
Batch# 595668 DEEDQC
03/19/2021 12:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210319-0036728

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -500.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/24

J. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
H & P Partnership, LLC	**SAME**	**14700002400**
3056 Dickerson Pike		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED DOLLARS ($500.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Alaa G. Henin, as to an undivided 50% interest and Ashraf Soubhy Habib, as to an undivided 50% interest, as tenants in common,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **H & P Partnership, LLC, a Tennessee limited liability company,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND located in the First Civil District of Nashville, Davidson County, Tennessee and described according to the As-Built Survey of Tax Map 147, parcel 124, 421 Harding Place by Rocky L. Montoya, R.L.S. #697, dated December 14, 2016, as Job No. 16-12-58, as follows:

BEGINNING at an iron rod (old) located in the South margin of Harding Place, said point being the Northwest corner of RAD Properties of Harding Plaza LLC, as recorded in Instrument Number 20000317-0027529, Register's office for Davidson County, Tennessee, and the Northeast corner of this tract; thence, leaving said South margin Harding Place along the common line of RAD Properties of Harding Plaza, LLC and the East line of this tract South 26 degrees 41 minutes 21 seconds West 149.63 feet (filed measured) to an iron rod (old); thence, along the South line of this tract North 63 degrees 13 minutes 58 seconds West 141.15 feet (field measured) to a point in the existing drain in the East line of NCW-National Car Wash, GP, as recorded in QC Inst. 20100803-0060662, Register's office for Davidson County Tennessee; the Northwest corner of RAD Properties of Harding Plaza, LLC: thence,

along the common line of NCW-National Car Wash, FP and this tract North 17 degrees 37 minutes 06 seconds East, 151.28 feet to a point in the creek and the South margin of Harding Place, the Northeast corner of NCW-National Car Wash, GP and the Northwest corner of this tract; thence, with the South margin of Harding Place South 63 degrees 20 minutes 10 seconds East 164.6 feet to the POINT OF BEGINNING, containing 22,885 square feet, 0.53 acres more or less.

BEING the same property conveyed to Alaa G. Henin, as to an undivided 50% interest and Ashraf Soubhy Habib, as to an undivided 50% interest, as tenants in common by Warranty Deed from Zaidoun Nofal, dated September 11, 2017, recorded on September 12, 2017, of record in Instrument Number 20170912-0093375, Register's office for Davidson County, Tennessee.

Subject to such restrictions, encumbrances, and limitations as may affect the premises. The Grantor makes no warranties as to the state of the title to the property but acquits any claim that the Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Witness my hand this the 18th day of March, 2021.

ALAA HENIN
Alaa G. Henin

ASHRAF Habib
Ashraf Soubhy Habib

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alaa G. Henin and Ashraf Soubhy Habib**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of March, 2021.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 9/30/24

Certificate of Authenticity

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

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22