Karen Johnson Davidson County
Batch# 626999 DEEDQC
04/30/2021 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210430-0058364

Name and Address of New Owner:
A & M, LLC
112 30th Ave N Nashville TN 37203
Send Tax Bills To:
A & M, LLC
Same

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

Map & Parcel No: 12001015700 and 12001015800

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, **Ashraf W. Mannan, Mechael Faltas and A & M Partnership**, "the Grantors," convey and quitclaim unto **A & M, LLC**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A tract of land in the 13th Council District of Metropolitan Nashville, Davidson County, Tennessee. Being all of Lots 4 and 5 as shown on the Final Plat Entitled: Resubdivision Lot 3, 4, & 5 – The Oaks as of record in Plat Book 4660, Page 58, Register's Office, Davidson County (R.O.D.C.), Tennessee and being more particularly described according to a boundary & topographic survey of the A & M Partnership Property – by: JTA Land Surveying, Inc. – Job Number: 2020-334 – Dated: October 15, 2020 and Certified by: James G. Terry, RLS No. 2287 as follows:

Beginning at an iron rod (new) in the northerly right-of-way line of Murfreesboro Pike, U.S. Hwy. 70-S / 41, S.R.1 (112' Public Right-of-Way) that is South 45 degrees 43 minutes 25 seconds East a distance of 320.37 feet from the intersection of the aforesaid northerly right-of-way line and the easterly right-of-way line of Kermit Drive (50' Public Right-of-Way). Said iron rod (new) also being the southwesterly property corner of a tract of land conveyed to Najah Al-Ikaby as of record in Instrument No. 20140509-0040006 R.O.D.C., Tennessee and the southeasterly property corner of the herein described tract of land; thence,

1. With the northerly right-of-way line of the aforesaid Murfreesboro Pike, North 45 degrees 43 minutes 25 seconds West, passing through an iron rod (old), the common southerly property corner between Lots 4 and 5 at 181.34 feet, for a total of 320.37 feet to an iron rod (new) in the Easterly right-of-way line of Kermit Drive (as widened); thence,

2. With the Easterly right-of-way line of Kermit Drive, North 00 degrees 43 minutes 33 seconds West a distance of 57.94 feet to a pk nail (new) in asphalt; thence,

3. North 44 degrees 16 minutes 35 seconds East a distance of 221.37 feet to an iron rod (new); thence,

4. With a 345.00-foot radius curve to the left, an arc distance of 37.76 feet to an iron rod (old) at the common westerly property corner between Lots 3 and 5. Said curve has a chord bearing and distance of North 40 degrees 32 minutes 16 seconds East, 37.74 feet; thence,

5. Leaving the Easterly right-of-way line of the aforesaid Kermit Drive, with the common property line between Lots 3 and 5, South 45 degrees 41 minutes 14 seconds East a distance of 270.28 feet to an iron rod (old) at the common easterly property corner between Lots 3 and 5. Said iron rod (old) also being in the Westerly property line of the aforesaid Najah Al-Ikaby property; thence,

6. With the Westerly property line of the Najah Al-Ikaby property, South 16 degrees 20 minutes 09 seconds West, passing through an iron rod (new) at the common Easterly property corner between Lots 4 and 5 at 110.48 feet, for a total distance of 217.84 feet to an iron rod (new); thence,

7. South 48 degrees 49 minutes 51 seconds West a distance of 107.72 feet to the point of beginning and containing 99,840 square feet or 2.2920 acres more or less as calculated by the above bearings and distance.

Being the same property conveyed to Ashraf W. Mannan and Mechael Faltas, as tenants in common, by Warranty Deed from First Cooke Properties, LLC, of record on August 27, 2014 recorded in Instrument No. 20140827-0078016, Davidson County Register of Deeds. Furthermore, being the same property conveyed to A & M Partnership by Quitclaim Deed from Ashraf W. Mannan and Mechael Faltas on October 1, 2019 recorded in Instrument No. 20191001-0099847, Davidson County Register of Deeds.

Being the same property known as: 1204 & 1206 Murfreesboro Road, Nashville, TN 37217

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 GRANTEES, 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 20th day of April, 2021.

Ashraf Ma (SEAL)
Ashraf W. Mannan

(SEAL)
Mechael Faltas

Ashraf Ma (SEAL)
A & M Partnership

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Ashraf W. Mannan, Mechael Faltas** , 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 20th day of April, 2021.

LAURA C. MEALEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Laura C Mealey
Notary Public
My commission expires: 3/19/2023

True Copy Certification

I, John A. Bell Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2021, before me personally appeared Asheat W Marcus for A & M Partnership, to me known to be the person (or persons) described in and who executed the foregoing instrument, in his capacity as managing member acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed as managing member for **A & M Partnership**.

Witness my hand, at office, this 22 day of April 2021.

Laura C Mealey
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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.

Asheat W Marcus
(Affiant)

LAURA C. MEALEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sworn to and subscribed before me this
22 day of April, 2021.

Laura C Mealey
Notary Public
My commission expires: 3/19/2025