1

Karen Johnson Davidson County
Batch# 647529 DEEDWARR
06/02/2021 11:12:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210602-0073776

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Fatima K. Telwar	New Owner	16010000500,
5200 N Ocean Drive		16010000600 &
West Palm Beach, FL 33404		16010000700

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that ALFA DEVELOPMENT, LLC, a Delaware limited liability company, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto FATIMA K. TELWAR, an unmarried woman, all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot Nos. 3, 4 and 5 on the Plan of First Revision, Deer Run Subdivision, as shown by the Plat appearing of record in Plat Book 9700, Page 825, revising Plat Book 9700, Page 778, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Alfa Development, LLC by Warranty Deed from J. Harold Shedd, an unmarried, of record in Book 10762, Page 501, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5421, 5425 and 5429 Franklin Pike, Nashville, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 20 day of May 2021.

ALFA DEVELOPMENT, LLC

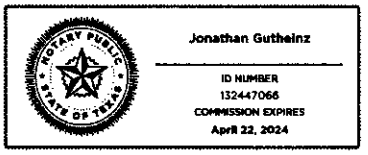
BY: Fatima K Telwar
Fatima K. Telwar, Member

STATE OF Texas
COUNTY OF Tarrant

Before me via real-time audio and visual communication, the undersigned authority, a Notary Public within and for the State and County aforesaid, appeared Fatima K. Telwar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Member of ALFA Development, LLC, the within named bargainor, a limited liability company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Fatima K. Telwar as Member.

Witness my hand and official seal on this the 20 day of May, 2021.

Notary Public



My Commission Expires: 04/22/2024

Notarized online using audio-video communication

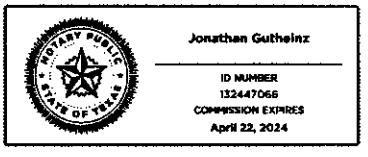
STATE OF Texas
COUNTY OF Tarrant

The actual consideration for this transfer is $0.00.

Fatima K Telwar
Affiant

Sworn to and subscribed before me this the 20 day of May, 2021

Notary Public



My Commission Expires: 04/22/2024

Notarized online using audio-video communication

Certificate of Authenticity

I, John M. Wells, 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 Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 1/6/25.

Notary's Seal (If on paper)

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY