PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 678354 DEEDQC
07/16/2021 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210716-0095721

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-27-22

(AFFIX SEAL)

JULIE HOWELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0524

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Uptown Fruits Market Inc.	OWNER	Map: 08203000200 and 08203000100
(NAME) 1117 & 1119 Dickerson Road	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HAFIZ YAFAI, SOLTAN YAFAI, AND RASHID MUHSIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

UPTOWN FRUITS MARKET INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the easterly side of North First Street and runs back between parallel lines, with the southerly margin of Richardson, formerly Scott Avenue 145 feet to an alley.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the easterly side of North First Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Hafiz Yafai, an individual, Soltan Yafai, an individual, and Rashid Muhsin, an individual, by deed from Rita Montesi and Arthur Baerlin, a married couple, of record in Instrument No. 20210601-0072804, dated May 28, 2021, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property, known as 1117 & 1119 Dickerson Road, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of July, 2021.

Hafiz Yafai

Soltan Yafai

Rashid Muhsin

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal this, 8th day of July, 2021.

My Commission Expires: 4/8/2023

Notary Public

AMY MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Josh Zimmer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/08/2021.

Date

Affiant Signature

07/15/2021

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15 day of July, 20 21.

Notary's Signature

My Commission Expires: 2/9/2025

Date

Notary's Seal (if on paper)

SARAH HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY