Prepared By and After
Recording Return To:
R. Mark Donnell, Jr., Esq.
Sims Funk PLC
3322 West End Avenue, #200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 683490 DEEDQC
07/26/2021 11:35:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210726-0099848

ADDRESS NEW OWNER:	Tulip Grove Development LLC 2817 West End Avenue, Suite 126-474 Nashville, TN 37203
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	076-01-0-010.00

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STRATEGIC OPTIONS INTERNATIONAL, LLC ("Grantor")** by these presents does hereby quitclaim and convey unto **TULIP GROVE DEVELOPMENT LLC,** a Tennessee limited liability company (**"Grantee"**) its successors and assigns, all of its interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Beginning at an iron pin in the Westerly boundary of the property herein described, said pin being North 88 degrees 0 minutes East, 254.08 feet East of an iron pin in the Easterly margin of Tulip Grove Road located 148.10 fee South of the Northwest corner of the Scotts Hollow AME Benevolent Church Property of record in Book 700, Page 1, Register's Office for Davidson County, Tennessee; thence North 6 degrees 22 minutes; East, 232.97 feet to an iron pin; thence South 82 degrees 51 minutes East, 385.65 feet to a large cedar with orange paint; thence South 6 degrees 17 minutes West, 1159.06 feet to an iron pin set by a flagged corner post; thence North 83 degrees 13 minutes West, 387.16 feet to an iron pin by a corner post; thence North 6 degrees 22 minutes East, 878.56 Feet to the point of beginning, containing 10.29 acres, more or less.

There is likewise conveyed unto the Grantees by Decree of Part I of the Chancery Court for Davidson County, Tennessee, of record in Minute Book 235, Page 691 as corrected in Minute Book 236, Page 147, an easement for ingress and egress to the aforementioned property over the lands of Scotts Hollow AME Benevolent Church, said easement being 15 feet in width and having a centerline which begins on the easterly margin of Tulip Grove Road 155.60 feet South of the northwest corner of the property owned by Scotts Hollow AME Benevolent Church of record in Book 700, Page 1, Register's Office for Davidson County, Tennessee, and runs from said point North 88 degrees 0 minutes East, 254.08 feet to a point in the westerly boundary of the 10.29 acre tract.

The aforementioned property is encumbered on its westerly boundary by a cemetery approximately 100 by 125 feet as well as an easement for ingress and egress thereto.

Being the same property conveyed to AL Sisi Constructions Inc. by Warranty Deed from Anthony E. King, an unmarried man, in Instrument No. 20180125-0007829 Register's Office for Davidson County, Tennessee, as corrected in Scrivener's Affidavit of record in Instrument No. 20201015-0120296, in said register's office.

Being the same property conveyed to Samuel Riyad, a married man, by Quitclaim Deed from AL Sisi Constructions Inc., a Tennessee Corporation, of record in Instrument No. 20201117-0135353, Register's Office for Davidson County, Tennessee, dated November 6, 2020 and recorded on November 17, 2020. Also see Scrivener's Affidavit correcting Grantee's name in Instrument No. 20210212-0020300.

Being the same property conveyed to Samuel Riyad, a married man, by Quitclaim Deed from Samuel Riyad and AL SISI CONSTRUCTIONS INC dated May 5, 2021 and recorded on May 7, 2021, of record at Instrument No. 20210507-0061447, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Strategic Options International, LLC by Warranty Deed from Samuel Riyad, a married man, dated June 9, 2021 and recorded on June 17, 2021 of record at Instrument No. 20210617-0081880, in the Register's Office of Davidson County, Tennessee.

Being also known as 0 Tulip Grove Road, Hermitage, Tennessee 37076

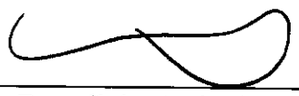
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

Witness our hands this 23 day of July, 2021.

GRANTOR:

STRATEGIC OPTIONS INTERNATIONAL, LLC



By: Myron Dowell, its Authorized Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, of the state and county mentioned, personally appeared **MYRON DOWELL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member of the within named bargainor Strategic Options International, LLC, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville this 23rd day of July 2021.

My Commission Expires: 11/8/2021

Notary Public

R. MARK DONNELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, Myron Dowell, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of July, 2021.

My Commission Expires: 11/8/2021

Notary Public

R. MARK DONNELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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