Karen Johnson Davidson County
Batch# 735681 DEEDQC
10/13/2021 01:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211013-0137739

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Nesuan N. Chalky	Same as Owner	Map 050-00-0
360 Melpar Dr.		Parcels 064.00
Nashville, Tennessee 37211		and 065.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for a good and valuable consideration, the receipt and sufficiency of which is acknowledged, **I, ARI IBRAHIM,** by these presents quitclaim and convey to **NESUAN NAIF CHALKY** all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Nesuan Naif Chalky by warranty deed from Alfred Leon Gibbs Family Trust, of record as Instrument 20140408-0029146, Register's Office for Davidson County, Tennessee, and subsequently conveyed by Nesuan Naif Chalky to Ari Ibrahim by Quitclaim Deed of record as Instrument 20180425-0038892, said Register's Office.

This is unimproved property located at 3539 and 0 Dickerson Pike, Nashville, Tennessee 37207.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on dates as indicated.

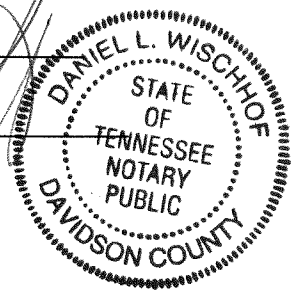
Ari Ibrahim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Ari Ibrahim, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal on October 7, 2021.

Commission Expires 7/9/2022 Notary Public



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is **$ -0- .**

Affiant

Sworn to and subscribed before me on October 7, 2021.

Notary Public

My commission expires 7/9/2022

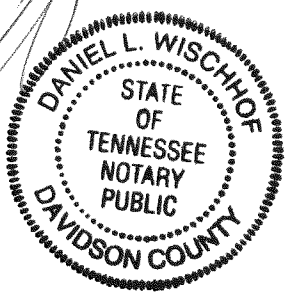


EXHIBIT A

TRACT 1
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:
BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF DICKERSON ROAD, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE CORDELL MOSS PROPERTY OF RECORD IN BOOK 8655, PAGE 945, R.O.D.C., TN; THENCE WITH THE MARGIN OF SAID DICKERSON ROAD NORTH 10 DEGREES 44 MINUTES 27 SECONDS WEST 50.00 FEET TO AN IRON PIN; THENCE LEAVING THE MARGIN OF DICKERSON ROAD SOUTH 85 DEGREES 49 MINUTES 52 SECONDS EAST 289.50 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 32 MINUTES 01 SECONDS EAST 182.97 FEET TO AN IRON PIN; THENCE SOUTH 54 DEGREES 06 MINUTES 16 SECONDS EAST 196.30 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 15 MINUTES 19 SECONDS EAST 656.56 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 302.27 FEET TO AN IRON PIN; THENCE WITH THE LINE OF THE HORACE GOODRICH PROPERTY OF RECORD IN BOOK 7454, PAGE 103, R.O.D.C., TN.; NORTH 88 DEGREES 40 MINUTES 09 SECONDS WEST 224.72 FEET TO AN IRON PIN; THENCE LEAVING GOODRICH LINE NORTH 13 DEGREES 34 MINUTES 46 SECONDS WEST 115.00 FEET TO AN IRON PIN; THENCE SOUTH 76 DEGREES 29 MINUTES 04 SECONDS WEST 29.75 FEET TO AN IRON PIN; THENCE NORTH 13 DEGREES 34 MINUTES 46 SECONDS WEST 249.50 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 59 MINUTES 20 SECONDS WEST 99.10 FEET TO AN IRON PIN; THENCE NORTH 12 DEGREES 02 MINUTES 22 SECONDS WEST 52.58 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 28 MINUTES 56 SECONDS WEST 124.00 FEET TO AN IRON PIN; THENCE NORTH 10 DEGREES 37 MINUTES 21 SECONDS WEST 10.37 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREE 41 MINUTES 28 SECONDS WEST 178.86 FEET TO THE POINT OF BEGINNING, CONTAINING 6.38 ACRES MORE OR LESS.

TRACT 2
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF DICKERSON ROAD., SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE JOEL HEMPHILL PROPERTY OF RECORD IN BOOK 7610, PAGE 135, R.O.D.C., TN.; THENCE WITH HEMPHILL'S LINE AND LEAVING THE MARGIN OF DICKERSON ROAD NORTH 89 DEGREES 56 MINUTES 32 SECONDS EAST 478.45 FEET TO AN IRON PIN AT A FENCED CORNER; THENCE WITH THE FENCE NORTH 02 DEGREES 01 MINUTES 28 SECONDS WEST 91.16 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE

SOUTH 87 DEGREES 51 MINUTES 03 SECONDS EAST 834.20 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 302.28 FEET TO AN IRON PIN; THENCE SEVERING THE MCCLELLAN PROPERTY NORTH 88 DEGREES 15 MINUTES 19 SECONDS WEST 656.56 FEET TO AN IRON PIN; THENCE NORTH 54 DEGREES 06 MINUTES 16 SECONDS WEST 196.30 FEET TO AN IRON PIN; THENCE NORTH 80 DEGREES 32 MINUTES 01 SECONDS WEST 182.97 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 49 MINUTES 52 SECONDS WEST 289.50 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF DICKERSON ROAD; THENCE WITH THE EASTERLY MARGIN OF DICKERSON ROAD NORTH 10 DEGREES 44 MINUTES 27 SECONDS WEST 56.43 FEET TO THE POINT OF BEGINNING, CONTAINING 6.39 ACRES MORE OR LESS.

TRACT 3
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #1823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT A FENCE CORNER, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING 478.45 FEET EASTERLY FROM THE EASTERLY MARGIN OF DICKERSON ROAD AND ALSO BEING THE SOUTHEAST CORNER OF THE JOEL HEMPHILL PROPERTY OF RECORD IN BOOK 7610, PAGE 135, R.O.D.C., TN.; THENCE WITH HEMPHILL'S LINE NORTH 02 DEGREES 01 MINUTES 28 SECONDS WEST 91.16 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE LEAVING HEMPHILL'S LINE SOUTH 87 DEGREES 51 MINUTES 03 SECONDS EAST 834.20 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 93.05 FEET TO A POINT; THENCE NORTH 87 DEGREES 42 MINUTES 10 SECONDS WEST 826.80 FEET TO THE POINT OF BEGINNING CONTAINING 1.75 ACRES MORE OR LESS.

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 7TH day of OCTOBER, 2021.

Date: 10-12-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 12TH day of OCTOBER, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY