QUITCLAIM DEED

Karen Johnson Davidson County Batch# 741498 DEEDQC 10/22/2021 10:26:30 AM 5 pgs Fees: $27.00 Taxes: $0.00 20211022-0142003	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 19 day of October, 2021. Notary Public My commission expires: 7/19/25

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Jacob Giesecke

MEAH THOMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Walton_240 N 5th Avenue-Nashville, LLC 2404 Crestmoor Drive Nashville, Tennessee 37215	New Owner	09302304500

FOR AND IN CONSIDERATION of the sum of $0.00, ABRAHAM DABIT AND FARAH DABIT, as tenants in common, by these presents does hereby quitclaim and convey unto WALTON_240 N 5TH AVENUE-NASHVILLE, LLC, a Tennessee limited liability company, its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 240 5th Avenue North, Nashville, Tennessee 37219. Aforesaid property being a commercial property and not a marital residence of either Grantor.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 18th day of October, 2021.

GRANTORS:

Abraham M. Dabit
ABRAHAM DABIT

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Charleston

On this 18th day of October, 2021, before me personally appeared Abraham Dabit, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Charleston, South Carolina, ~~Tennessee,~~ this the 18th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

FARAH DABIT

STATE OF TENNESSEE
COUNTY OF Davidson

On this ___ day of October, 2021, before me personally appeared Farah Dabit, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this the 18 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land situated in the City of Nashville, County of Davidson, and the State of Tennessee, as more particularly described in that certain survey of Pinnacle Land Surveying, Inc, by Dean M. Gerchar, Tennessee License No. 2663, dated September 17, 2021, Job No. 21-081, and as follows:

COMMENCING at the south right-of way line of Union Street and the east right-of-way line of Representative John Lewis Way North; thence South 26°43'17" east, a distance of 42.65 feet to the corner of a multi-story building and being the POINT OF BEGINNING; thence North 63°16'43" East, a distance of 75.00 feet to the corner of a multi-story building and an 8 foot wide alley; thence South 26°43'17" East, a distance of 42.00 feet to the corner of a multi-story building; thence South 63°16'43" West, a distance of 75.00 feet to the corner of a multi-story building and the east right-of-way line of Representative John Lewis Way North; thence North 26°43'17" West, a distance of 42.00 feet to the point of beginning.

Being the same property conveyed to Farah Dabit and Hanna Anki by Warranty Deed of record in Book 9922, Page 859, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Abraham Dabit as tenant in common with Farah Dabit by Warranty Deed from Hanna Anki of record in Instrument No. 20050217-0029481, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, CASEY M. KELLER, 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 10/19/21 (date of document).

Affiant Signature

10/19/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

