Karen Johnson Davidson County
Batch# 774936 DEEDQC
12/16/2021 11:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211216-0166405

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 13 day of December, 2021.
My Commission Expires: 3-7-23
Notary Public

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUIT CLAIM DEED

OWNER
McFadden & CO. LLC
And Ibrahim Al Amin

SEND TAX BILLS TO:
New Owner
1066 2nd Ave S
Nashville TN 37207

MAP & PARCEL

070 08 019.00 & 070-08-0-020.00& 070-08-0-021.00 & 070-08-0-022.00 & 070-08-0-023.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, We, **McFadden & CO. LLC ,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **McFadden & CO. LLC and Ibrahim Al Amin,** 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:

"Legal Description"

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Certain real property situate in Davidson Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Tract 1
Being Lot Nos. 173 and 174 on the Plan of Haynie's Republican Plan, of record in Plat Book 161, page 92, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof. Included in the above described tract of land but excluded is that portion of property conveyed to Metropolitan Government for right of way in Book 8317, page 559, said Register's Office.

Tract 2
Being Lot No. 175, on the Plan of Haynie's Republican Plan, as shown on plat of record in Book 161, page 92, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tract 3
Being Lot No. 176 on the Plan of Haynie's Republican Plan, a subdivision of Lots 1 and 2 of the "Free Silver Plan" of record in Plat Book 161, page 92, or to which record reference is hereby made for a more particular description thereof.

Tract 4
Being Lot No. 177 on the Plan of Haynie's Republican Plan, a subdivision of Lots 1 and 2 of the "Free Silver Plan" of record in Plat Book 161, page 92, or to which record reference is hereby made for a more particular description thereof.

Tract 5
Being Lot No. 178 on the Plan of Haynie's Republican Plan, a subdivision of Lots 1 and 2 of the "Free Silver Plan" of record in Plat Book 161, page 92, or to which record reference is hereby made for a more particular description thereof.

Tract 6
Land abandoned per BL2021-875 and further described as follows:

Being a portion of unimproved Lincoln Street, on the Plan of Haynie's Republican Plan, a subdivision of Lots 1 and 2 of the Free Silver Plan, of record in Plat Book 161, page 92, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Commencing at the approximate centerline intersection of West Trinity Lane and Free Silver Road, in a westerly direction approximately bearing of South 86 degrees 57' West, a distance of 498.3 +/- feet, to a point at the intersection of the southerly margin of West Trinity Lane and the center line of (unimproved) Lincoln Street, at the northeasterly most corner of the proposed right of way abandonment and being the point of beginning of herein described property; thence with the new line along the remaining right-of-way of West Trinity Lane & (unimproved) Lincoln Street, South 58.03' 08" East, a distance of 81.46 feet to a point on the northwesterly margin of (unimproved) McKinley Street; thence with said margin, South 30 degrees 19' 44" West, a distance of 25.13 feet to a point, at the northeast corner of Lot 173, owned by XE Development Company, LLC (Instrument No. 20201130-0138823, RODCT); thence leaving said margin with XE Development Company, LLC northerly line, North 58 degrees 03' 08" West, a distance of 124.06 feet to a point on the southerly margin of West Trinity Lane; thence, South 88 degrees 59' 53" East, a distance of 48.84 feet to the point of beginning of herein described l and, having an area of 2580.87 square feet or .06 acres more or less. All according to survey by Brotherton Land Survey, Project No. 120-037 dated June 22, 2020 and legal description was written by Dale and Associates, Steven C. Matthew, TRLS #2352 on March 22, 2021, Project No. 20124.

BEING the same property conveyed to MCFADDEN & CO INC. by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company dated November 29, 2021, and filed of record in instrument number 20211210-0163878, Register's Office for Davidson County, Tennessee, on December 10, 2021

Whenever 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 my hand this 13 day of December , 2021.

Kenneth McFadden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Kenneth McFadden*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Member*** of ***McFadden and Co. LLC*** the within named bargainor, and that he/she as such ***Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Member.***

Witness my hand and official seal this 13 day of December , 2021.

Notary Public

Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Nick Harris**, 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 December 13, 2021.

Affiant Signature

12-13-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of December, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY