Karen Johnson Davidson County
Batch# 778908 DEEDQC
12/22/2021 01:50:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211222-0169350

PREPARED BY AND RETURN TO:
M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Saint George Market, LLC 2706 Murfreesboro Pike Antioch, TN 37013	New Owner

TAX MAP - PARCEL NUMBERS: 14900011000

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **M & S Auto Repair, LLC,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Saint George Market, LLC,** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a tract of land in the twenty-ninth councilmanic district of metropolitan-Nashville, Davidson County, Tennessee and being the same property conveyed to The Williams Group, LLC, evidenced in Book 11134, page 132, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN.) said property being more particularly described as follows:

Beginning at a concrete highway monument old in the easterly margin of Murfreesboro Pike at a distance of 60.14 feet from the center of said Pike, said monument also being a south boundary corner of the John David Peppers, Jr., 1999 vested trust property, as evidenced in Book 11430, page 540, R.O.D.C., TN.; thence with the boundary lines of the said Peppers Trust Property, north 45 deg. 11 min. 23 sec. east, at a distance of 307.89 feet to a 1-1/2 inch iron pipe old; thence continuing with said boundary of the Peppers Trust Property and with traces of an old fence, south 08 deg. 04 min. 09 sec. west, at a distance of 227.91 feet to an iron rod old at the base of a hackberry; thence, continuing with said boundary of the Peppers Trust Property and leaving said traces of an old fence, south 48 deg. 54 min. 15 sec. west, at a distance of 139.10 feet to a capped iron rod new in the easterly margin of Murfreesboro Pike; thence with said margin, north 41 deg. 55 min. 50 sec. west, at a distance of 127.77 feet to a point; thence, north 36 deg. 47 min. 00 sec. east, at a distance of 6.28 feet to the point of beginning, containing 0.70 acres or 30,544.3 square feet, more or less, according to a survey by Stephen B. Murrell, TN R.L.S. NO. 2462, of XCEL Land Surveying, on June 15, 2015.

Being the same property conveyed to M & S Auto Repair, LLC, by Warranty Deed, from The Williams Group, LLC, dated June 26, 2015, recorded June 30, 2015, of record in Instrument No. 20150630-0063181, Register's Office for Davidson County, Tennessee.

This property known as: 2706 Murfreesboro Pike, Nashville, TN 37013

WITNESS MY HAND on this the 17 day of December 2021.

M & S Auto Repair, LLC

By: Sameh Hanna
Sameh Magdy, Manager

By: Magdy A Zaki
Magdy Mechanic, Manager

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Sameh Magdy**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged himself to be the Manager of M & S Repair, LLC, and that as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17 day of December, 2021.

My commission expires:



Notary Public (Seal)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Magdy Mechanic**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged himself to be the Manager of M & S Repair, LLC, and that as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17 day of December, 2021.

My commission expires:

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024

Notary Public (Seal)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17 day of December, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 17 day of December, 2021.

My commission expires:

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024

Notary Public (Seal)