PROPERTY TAX INFORMATION:

OWNER: Music City Properties Partnership
1206 Hazelwood Dr.
Smyrna, TN 37167

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130
From information furnished by the parties.
No search was performed. No Tax advice was sought by parties or given by preparer

Map/ Parcel: 093-16-0-140.00,
105040069.00 &
10540070.00

Karen Johnson Davidson County
Batch# 819248 DEEDQC
03/10/2022 01:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0027909

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, **George Hanna,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **Music City Properties Partnership,** its successors and assigns, forever, all of his interest in and to that certain tract or parcel of real estate lying in Davidson County, Tennessee, and being further described as follows:

Map & Parcel: 093-16-0-140.00
Lots 158 and 159, Maury and Claiborne's Addition to South Nashville, as shown on plat of record in Plat Book 21, Pages 8-85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George Hanna by Warranty Deed from Khurshid Ismoilov, unmarried, dated April 18, 2018 and recorded on April 20, 2018 at 9:19 A.M. as Instrument No. 20180420-0037256, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
-County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.
-Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat Maury and Claiborne's Addition to South Nashville, as recorded in Plat Book 21, Page(s) 84-85, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sec, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
-Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as, 86 Lewis Street, Nashville, TN 37210.

Map & Parcel: 105040069.00 & 10540070.00
Being Lot Nos. Four Hundred and Fifty-two (452) and Four Hundred and Fifty-Three (453) in Maury and Claiborne's Addition to Nashville, a plan of which is of record in Book 21, page 84 and 85, of the Register's Office of said County, Said lots nos. 452 & 453 from forty (40) feet each on the southerly lines of Perkins Street and run back between parallel lines one hundred forty seven (147) feet, more or less, to an alley.

Being the same property conveyed to George Hannah by Quitclaim Deed from Hani Mansour, a married man, dated October 1, 2019 and recorded on October 1, 2019 at 2:45 P.M. as Instrument No. 20191001-0100097, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Warren County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 2nd day of March, 2022.

George Hanna

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid **George Hanna**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the foregoing instrument (QuitClaim Deed) and further acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at Office, this 2nd day of March, 2022.

NOTARY

MACY EDWARDS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My Commission Expires: March 20, 2022

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, on this 2nd day of March, 2022.

NOTARY PUBLIC

MACY EDWARDS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My Commission Expires: March 20, 2022

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 3/2/2022. (Date of Document)

Affiant Signature

Date: 3/2/2022

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 2 day of March, 2022

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public

My Commission Expires: 3/20/2022