Karen Johnson Davidson County
Batch# 833895 DEEDQC
04/04/2022 11:36:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220404-0038643

This instrument was prepared from information supplied by the parties. The preparer has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 31st day of ~~September~~ March 2022.

Notary Public

My commission expires: 06-27-2022

DONYA TERRELL BURNETT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. ANDREW WILEY
1637 Rachel Way
Old Hickory, TN 37138

Address New Owner(s)	Send Tax Bills To:	Tax ID
HQ Properties, LLC 400 Roma Ct. Nashville, TN 37211	New Owner	06111028600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Youssef Hannat and Tamanna Qureshi, husband and wife** ("Grantor") do hereby quitclaim and convey unto **HQ Properties, LLC, a Tennessee limited liability company** ("Grantee"), all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee, being a lot in the northwest corner of Lot "A" of the Monte Vista Plan of lots, of record in Book 421, Page 143, Register's Office for said County, and described as follows:

Beginning at the northwest corner of the lot owned by Mrs. Sarah Woodwine at an iron pin on the south margin of Alpine Avenue which is 40 feet wide, and running from said beginning point along the margin of Alpine Avenue, North 62 ½ degrees West about 85 feet to the beginning of a curve, radius 112 feet; thence along arc of said curve westerly 90 feet, more or less, to the end of curve and thence in a straight line 19 feet, more or less to an iron pin, which is situated 46 ½ feet from the edge of the paved part of Gallatin Road or Highway No. 31; the total frontage on Alpine Avenue being approximately 117 feet; thence along the line parallel to the center line of Gallatin Road approximately South 20 degrees West 234 feet to an iron pin at Hampton's northwest corner; thence with his north line South 62 ½ degrees East 111 ½ feet to an iron pin, Mrs. Sarah Woodwine's corner; then North 20 degrees East with her west boundary 268 ½ feet to the point of beginning, and containing approximately ½ acre.

INCLUDED IN THE ABOVE BUT EXCLUDED IS THAT PORTION DESCRIBED IN THE DEEDS OF RECORD IN BOOK 1367, PAGE 227, BOOK 1468, PAGE 115 AND BOOK 2491, PAGE 69, SAID REGISTER'S OFFICE.

Being the same property conveyed to Youssef Hannat and Tamanna Qureshi, husband and wife by Warranty Deed from Richard Duncan, married, dated March 24, 2015, recorded March 25, 2015, of record in Instrument No. 20150325-0025686, in the Recorder's Office for Davidson County, TN.

This is improved property located at: **4018 Gallatin Pike, Nashville, TN 37216.**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of March, 2022.

GRANTOR:

Youssef Hannat

Tamanna Qureshi

ACKNOWLEDGEMENTS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Youssef Hannat and Tamanna Qureshi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at March, this 31st day of 2022, 2022.

Notary Public

My commission expires: 06-27-2023

DONYA TERRELL BURNETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY