This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 852764 DEEDQC
05/09/2022 03:57:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220509-0053088

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
1505 RR, LLC	Same	05300002300
904 Alder Drive		05300001600
Nashville, TN 37220		

The purpose of this Quitclaim Deed is to consolidate the tax parcels referenced above into a single tax parcel.

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **1505 RR, LLC,** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of its right, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **1505 RR, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One: 1507 Robinson Rd
Land in the 4th Civil District of Davidson County, Tennessee, being a part of Tract 22 on the unrecorded plan of the Holdings of Nashville Industrial Corporation, at Old Hickory and being further known and identified as Lot No. 3 on the unrecorded Map showing they survey for the Wilson Subdivision, and described according to a survey thereof made by Southern Land Surveying Co., Inc. dated July 6, 1967, as follows:

BEGINNING at a point in the northeasterly margin of By-Pass Highway, now Robinson Road, and shown on said survey as Old Hickory Boulevard, at the common corner of Lots 2-A and 3; thence with the line between said Lots, North 32° 50' 30" East 134.16 feet to a point in the southwesterly right of way of the Tennessee Central Railroad; thence with the line of the same, North 48° 20' 30" West 71 feet to the common corner of Lot 4; thence with the line between Lots 3 and 4, South 33° 00' West 154.10 feet to the margin of By-Pass Highway, now Robinson Road; thence with the margin of same, South 64° 29' East 71 feet to the point of beginning.

Tract Two: 1505 Robinson Rd.
Land in the 4th Civil District of Davidson County, Tennessee, being part of Tract 22 on the unrecorded plan of the Holdings of Nashville Industrial Corporation, at Old Hickory, and being further shown and identified as Lot 2-A, on the unrecorded Map showing the survey for the Wilson Subdivision, and described according to a survey thereof made by Southern Land Surveying Co., Inc. dated July 6, 1967, as follows: BEGINNING at a point in the northeasterly margin of By-Pass Highway, now Robinson Road, and shown on said survey as Old Hickory Boulevard, at the southwest corner of the property conveyed to Kerr-McGee Corporation, by deed of correction in Book 4166, page 184, Register's Office; thence with said Corporation's northwesterly line, North 31° 57' East 114 feet to a point in the southwesterly margin of Tennessee Central Railroad right of way; thence with the margin of the same, North 49° 54' 40" West 70.4 feet to the northeast corner of the property conveyed to Pern Hensley and wife, by deed of correction in Book 4166, Page 182; thence with their southeasterly line, South 32° 50' 30" West 134.16 feet to a point, in the northeasterly margin of said By-Pass Highway; thence with the same, South 66° 07' East 72.5 feet to the point of beginning.

Being the same property conveyed to 1505 RR, LLC from Walid Al-Nimri and Joyce Al-Nimri, husband and wife, by Quitclaim Deed of record in Instrument No. 20200629-0070113, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 4th day of May, 2022.

Daniel Al-Nimri
Affiant

Lisa C Woodruff
Notary Public

LISA C. WOODRUFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

My Commission Expires: _____

This is improved property known as 1505/1507 Robinson Road, Old Hickory, TN 37138.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 6th day of May, 2022.

GRANTOR:

1505 RR, LLC

By: Daniel Al-Nimri

DANIEL AL-NIMRI

Title: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named DANIEL AL-NIMRI, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who after being first duly sworn, acknowledged that he is the Vice President of 1505 RR, LLC, the within named bargainor, a Tennessee limited liability company, and that in such capacity, he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of 1505 RR, LLC.

Witness my hand and official seal this 6th day of May, 2022.

Lisa C Woodruff

NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022