Karen Johnson Davidson County
Batch# 885042 DEEDQC
07/06/2022 12:37:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220706-0077911

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
3539 Dickerson Pick, LLC 9020 Overlook Blvd., Suite 120 Brentwood, TN 37027	3539 Dickerson Pike, LLC 9020 Overlook Blvd., Suite 120 Brentwood, TN 37027	05000006400 and 05000006500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 1st day of July, 2022.

Notary Public

JENNIFER WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission Expires: 9-2-24

For and in consideration of the sum of Zero and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **NESUAN NAIF CHALKY,** a single man ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **3539 DICKERSON PIKE, LLC**, a Tennessee limited liability company ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 3539 Dickerson Pike and 0 Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 1st day of July, 2022.

GRANTOR:

NESUAN NAIF CHALKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Nesuan Naif Chalky, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in the aforesaid county and state, this 1st day of July, 2022.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/9/2022

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 11th District, Davidson County, Tennessee. Tract being bounded on the north and west by the Amy Shonting tract as recorded in IN. 200541212014921 8, Register's Office Davidson County, Tennessee RODC., on the north and west by the Amy Shonting tract as recorded in IN. 201808300086133, on the east by the by the Children of God Open Doors tract as recorded in IN. 200303240028929, RODC, on the south and west by the Margaret and Ronald Toski tract as recorded in IN. 201806220060580, RODC., on the west and south by the Metro Government tract as recoded in CR. 20130220110200, RODC., on the west and south by the Nader Karshenas tract as recorded in IN. 202002210019366, RODC., on the south by the Linda Williams tract as recorded in IN. 200602210019788, RODC and on the west by the eastern ROW of Dickerson Pike. Tract being Described as follows:

Point of beginning being an iron rod with a cap marked "Bruce Rainey" at the southwestern corner of the said Amy Shonting tract and being on said western ROW; thence with the common line of the said Amy Shonting tract South 85°35'46" East a distance of 478.45' to an iron rod new; thence North 02°26'14" East a distance of 91.16' to a ½" iron rod old; thence South 83°23'21" East a distance of 834.20' to an iron rod new; thence with the common line of the said Children of God Open Doors tract South 06°59'08" West 604.58' to an iron rod old with a cap; thence with the common line of the said Margaret and Ronald Toski tract North 84°13'49" West a distance of 240.04' to a point; thence North 84°13'49" West a distance of 486.28' to a dead tree; thence with the common line of the said Metro Government tract North 08°50'08" West a distance of 115.84' to a 5/8" iron rod old; thence South 79°46'02" West a distance of 29.87' to a point; thence North 09°07'08" West a distance of 249.65' to an iron rod old with a cap marked "Bruce Rainey"; thence North 84°30'53" West a distance of 98.91' to an iron rod old with a cap marked "Bruce Rainey"; thence North 16°47'44" West a distance of 52.48' to a point; thence North 80°47'22" West a distance of 124.16' to an iron rod new; thence with the common line of the said Linda Williams tract North 11°05'08" West a distance of 9.09' an iron rod old with a cap marked "Bruce Rainey"; thence North 83°55'51" West a distance of 178.24' to an iron rod new; thence with said western ROW North 06°16'45" West a distance of 106.43' to the point of beginning,

Having an area of 556,858 square feet or 12.78 acres.

The above legal description is from a survey prepared by Jason Stivers, RLS No. 2219, with Stivers Land Surveying, 1134 Lakewood R., Gallatin, TN 37066, dated June 28, 2022.

Being the same property conveyed to NESUAN NAIF CHALKY, by deed from ALFRED LEON GIBBS FAMILY TRUST of record as Instrument No. 20140408-0029146, dated April 4, 2014, in the Register's Office for Davidson County, Tennessee. NESUAN NAIF CHALKY conveyed said property to ARI IBRAHIM, by Quitclaim Deed of record as Instrument No. 20180425-0038892, dated April 24, 2018, in said Register's Office. ARI IBRAHIM further conveyed said property to NESUAN NAIF CHALKY, by Quitclaim Deed of record as Instrument No. 20211013-0137739, dated October 7, 2021, in said Register's Office.

Also, being the same property conveyed by Nesuan Naif Chalky to 3539 Dickerson Pike, LLC by Special Warranty Deed of record in Instrument No. _____, in said Register's Office.

20220706-0077910