QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

Karen Johnson Davidson County
Batch# 890615 DEEDQC
07/18/2022 03:29:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220718-0082237

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35916

R&R to:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dickerson Rd Investment, LLC 3056 Dickerson Pike Nashville, TN 37207-2902	NEW OWNER	060-8-009

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Ashraf Habib, a married man, **("Grantor")**, by these presents, quitclaims, grants and conveys unto Dickerson Rd Investment, LLC, a Tennessee limited liability company, **("Grantee")**, its successors and or assigns, all its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT property is not and has never been the principal residence of the Grantor or his spouse.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 15th day of July, 2022.

ASHRAF HABIB

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 15thp day of July, 2022, before me personally appeared ASHRAF HABIB, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires: 5/5/25

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY PARTIES. NO TITLE WORK REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

EXHIBIT "A"

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 2, in the unrecorded Subdivision of Dr. F.H. Chester's Farm on Dickerson Pike and Ewing Lane, and described more particularly as follows:

Beginning at the southwest comer of the intersection of Dickerson Road and Ewing Lane, said point designated by a railroad spike, and proceeding thence along the southerly margin of Ewing Lane N 80 deg. W 141.5 feet to a point; thence leaving the right-of-way of the said Ewing Lane S 4 deg. I 9 min. W 156.38 feet to a point; thence S 80 deg. E 141.5 feet to a point in the westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road N 4 deg. 19 min. E 156.38 feet to the point of beginning, said tract containing 0.51 acres, more or less.

Being the same property conveyed to Ashraf Habib, a married man, by Warranty Deed from Semere D. Woldu, an unmarried man, dated October 20, 2016, and recorded October 21, 2016, as Instrument No. 20161021-0111389, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 3056 Dickerson Pike, Nashville, TN 37207-2902