Karen Johnson Davidson County
Batch# 941221 DEEDQC
11/15/2022 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221115-0121677

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Hesham F. Elqadi
2100 Nolensville Rd.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL
Map 105-16
Pars. 239 and 294

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That whereas Grantor owns the within described parcels, which adjoin and are used together as one, and undertakes hereby to make and constitute these lands as a single tract for purposes of property taxation, usage, and all other purposes contemplated by law; I, **HESHAM F. ELQADI,** quitclaim and convey to myself, **HESHAM F. ELQADI**, all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

TRACT I: [Map 105-16, Parcel 294, 2100 Carson Street]

Being Lot No. 2, Tax Map 105-16, Parcel 294, on the Plan of South Highland Subdivision, Resubdivision of Lot 4, of record in Plat Instrument No. 200812020116942, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hesham F. Elqadi by warranty deed from John Robert Hill a/k/a/ John R. Hill, of record as Instrument 20090127-0007055, said Register's Office.

TRACT II: [Map 105-16, Parcel 239, 2100 Nolensville Road]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the northern margin of Carson Street, running North 52 deg. 09' West 38.3 feet to an iron pin in the eastern margin of Nolensville Road; thence with said Eastern margin of Nolensville Road along an arc to the left having a radius of 993 feet and a circular distance of 72 feet to a point; thence along an arc to the right having a radius of 28 feet and a circular distance of 50.03 feet to a point on the southerly margin of Polk Avenue; thence in an easterly direction along the southerly margin of Polk Avenue along an arc to the right having a radius of 328.2 feet and a circular distance of 114.4 feet to an iron pin on the southerly margin of Polk Avenue; thence easterly along the southerly margin of Polk Avenue around a curve with a radius of 326.2 feet a distance of 5.1 feet to a point in the southerly margin of Polk Avenue; thence continuing with the southerly margin of Polk Avenue South 86 deg. 50' East 44.9 feet to an iron pin; thence leaving said Avenue, South 3 deg. 10' West 64.33 feet to an iron pin; thence South 85 deg. 45' West 45.82 feet to an iron pin; thence South 37 deg, 51' West 85.78 feet to a point in the northern margin of Carson Street, the point of beginning.

Being the same property conveyed to Fares Mohd, married by warranty deed from Jerry Winford Hammock, Devisee of the Will of Virginia Hammock and Edward Wilkinson and Larry Edward Wilkinson, Sole Heirs of the Estate of Louise Wilkinson, of record as Instrument 20021010-0124155, Register's Office for Davidson County, Tennessee. Said property was subsequently conveyed to Heshem Elqadi by quitclaim deed from Fares Mohd a/k/a/ Fares Mohammed, of record as Instrument 20111026-0083166, said Register's Office.

Hesham F. Elqadi and Heshem Elqadi are the same person.

The representations made herein are those of the Grantor. Descriptions of the parcels recited herein are those of the prior deeds. The preparer has rendered no opinion with respect to any matter of title, survey, tax, zoning or permitted uses, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on date indicated.

Hesham F. Elqadi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Hesham F. Elqadi, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 11/15/2022.

Commission Expires 7/06/2026 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 11/15/2022

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 15TH day of NOVEMBER, 2022.

Date: 11-15-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 15TH day of NOVEMBER, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202211150121677