Karen Johnson Davidson County
Batch# 951904 DEEDQC
12/15/2022 11:41:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20221215-0129967

This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration for this transfer is $0.00.

Affiant

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn before me on this 14th day of December, 2022.

Notary Public
My Commission expires: 03/04/2025

Address of New Owner:
Philip & Dana Liberatore
14702 Romero Dr.
Whittier, CA 90605

Send Tax Bills To:
Same as New Owner

Map-Parcel:
040-00-0-052.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RABAH INVESTMENT PROPERTIES, LLC, a Tennessee limited liability company** ("Grantors") does hereby grant, transfer, release, remise and forever quitclaim unto **DANA LIBERATORE, and PHILIP L. LIBERATORE, wife and husband,** ("Grantee"), their heirs, and assigns, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in

Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Tract 1:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee on the southerly margin of Old Hickory Boulevard at Whites Creek described according to a boundary survey dated 3-9-07 by Campbell McRae and Associates Surveying, Inc. (John Hood TN R.L.S. #1838 as follows):

Beginning at a concrete highway monument (old) as station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 Project No. BR-STP-45(17) on the southerly margin of Old Hickory Boulevard AKA State Route 45, said monument being in the westerly line of the Cecil Davis Sherrill Land (Inst. #20030430-0057787 R.O.D.C., TN) located S 58° 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T, plans; thence leaving said southerly margin with said Sherrill S10° 27' 27" E, crossing the northerly bank of Little Creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 788.16 feet to a 1/2 dia. iron rod (new) with identification cap stamped TN#1838; thence 79° 17' 18" E 260.00 feet to a 1/2' dia. iron rod (new) with identification cap stamped TN#1838' thence S 55° 32' 18" E 246.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838 on the southerly side of said easement road; thence S 22° 47' 18" E 246.00 feet to a 1/2"dia. iron rod (new) with identification cap stamped TN#1838 located in a drain; thence following said drain S 69° 02' 18" E 653.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 01° 42' 17" W 560.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 31° 17' 43" E 675.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence leaving said drain with said Sherrill's southerly line S 88° 03' 32" E 1275.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838 at said Sherrill's southeast corner and In the westerly line of the Bob Boner land (Book 6451, Page 108, R.O.D.C., TN); thence with said Boner S 18° 34' 57" E 412.50 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 41' 04' 57" E 627.00 feet to an iron rod (old) in the northerly line of the Tommy Huff land (Book 4998, Page 973, R.O.D.C., TN), said rod being located in 84° 53' 57" W 420.60 feet from an iron rod (old) at the southeast corner of the Pinnacle Towers land (14 ac.) (Book 11665, Page 290, R.O.D.C., TN); thence with said Huff and the David E. and Gail Humes land, following an ancient broken fence line as follows: S 79° 47' 19" W 168.24 feet to an iron rod (old); thence N 89° 44' 01" W 432.89 feet to an iron pipe (old); thence 586° 38' 33" W 189.25 feet to an iron pipe (old); thence S 89° 47' 18" W 297.94 feet to a fence post; thence N 89° 35' 15" W 709.54 feet to a fence post; thence N 89° 07' 05" W 53.4.17 feet to a fence post; thence N 86° 37' 41" W 380.11 feet to a 1/2 iron rod (new) with identification cap stamped TN#1838 in the easterly line of the Aaron and Amy Jerome land (Instrument #20040309-0027122 R.O.D.C., TN); thence N 04° 21' 26" E 137.57 feet to an iron rod (old) at said Jerome's northeast corner; thence N 59° 11' 59" W 29.07 feet to an iron rod (old) at the southeast corner of the Lynn and Judith Johnson land (Book 9050, Page 697, R.O.D.C., TN); thence with said Johnson N 08° 11' 35" W 603.69 feet to an iron rod (old); thence N 21° 17' 58" W 325.48 feet to an iron rod (old); thence N 30° 42' 23" W 255.42 feet to an iron rod (old); thence N 03° 46' 23" W 213.51 feet to an iron rod (old); thence N 23° 06' 57" W 171..27 feet to an iron rod (old);

thence N 71° 27' 58" W 598.50 feet to an iron rod (old); thence N 19° 53' 33" W (crossing the bank of Whites Creek at 577 feet) for a total distance of 617.38 feet to a point in said Whites Creek; thence with said creek to points as follows: N 27° 44' 56" E 296.27 feet; thence N 32° 37' 14" E 216.12 feet; thence N 22° 06' 46" E 104.09 feet; thence N 08° 32' 00" E 322.27 feet; thence N 04° 07' 29" E 104.20 feet to a point in the southerly margin of said Old Hickory Boulevard at station 144-51.70 as shown on said T.D.O.T. plans; thence with said southerly margin N 81° 23' 21" E 40.86 feet to a 1/2 iron rod (new) with identification cap stamped TN#1838 at station 14+9236 on said T.D.O.T plans; thence N 49° 10' 16" E 83.34 feet to the point of beginning containing 100.49 acres more or less.

Included in the above description of Tract 1, but excluded from this conveyance is the following:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee, said land being a part of the John M. Pruitt land described in Instrument No. 2007622-0074628, R.O.D.C., TN, being swapped between adjoining landowners described according to a boundary survey dated 3-9-07 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. #1838 as follows:
Commencing at a concrete highway monument (old) at station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 project no. BR-STP-45(17) on the southerly margin of Old Hickory Boulevard AKA State Route 45, said monument being the westerly line of the Cecil Davis Sherrill land (Inst. #20030430-0057787 R.O.D.C., TN) located S 58° 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T. plans; thence leaving said southerly margin with said Sherrill S 100 27' 27" E. crossing the northerly bank of Little Creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 788.16 feet to a Y2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 79° 17' 18" E 260 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 550 32' 18" E 246.00 feet to a "A" dia. iron rod (new) with identification cap stamped TN#1838 on the southerly side of said easement road; thence S 22° 47' 18" E 210.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped T101838 located in a drain; thence following said drain S 69° 02' 18" E 653.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence .5 02° 41' 16" E 560.00 feet to a1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence leaving said drain S 28° 03' 32" E (crossing the centerline of said drain at 172 feet more or less) for a total distance of 203.80 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838, the true point of beginning for the herein described laid; thence with said Sherrill's southerly line S 88° 03' 32" E 1044.20 feet to a 36" dia. iron rod (new) with identification cap stamped TN#1838 in the westerly line of the Bob Boner land (Book 6451, Page 109 R.O.D.C., TN); thence with said Boner S 18° 34' 57" E 165.96 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838 thence with a new line N 80° 02; 01" W 1113.29 feet to the point of beginning containing 81148.65 sq. ft. or 1.86 acres, more or less.

Tract 2A:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee, said land being a part of the Cecil Davis Sherrill land described in Instrument No. 20030430-0057787,

Register's Office for Davidson County, Tennessee (R.O.D.C., TN). Being swapped between adjoining landowners described according to a boundary survey dated 3/9/2007 by Campbell, McRae and Associates Surveying, Inc., John Hood TN R.L.S. #1838 as follows: Beginning at a concrete highway monument (old) at station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 Project No. BR-STP-45 (17) on the southerly margin of Old Hickory Boulevard a.k.a. State Route 45, said monument being in the westerly line of the Cecil Davis Sherrill land (Instrument No. 20030430-0057787, R.O.D.C., TN) located S 58 deg. 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T. plans; thence, leaving said southerly margin with said Sherrill S 10 deg. 27' 27" E, crossing the northerly bank of little creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 757.84 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838, the true point of beginning for the herein described land; thence, severing said Sherrill S 73 deg. 19' 49" E 272.42 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, with a new line N 79 deg. 17' 18" W 260.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, N 10 deg. 27' 27" W 30.32 feet to the point of beginning containing 3,676.06 sq. ft. or 0.08 acres, more or less.

Tract 2B:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee, said land being a part of the Cecil Davis Sherrill land described in Instrument No. 20030430-0057787, Register's Office for Davidson County, Tennessee (R.O.D.C., TN). Being swapped between adjoining landowners described according to a boundary survey dated 3/9/2007 by Campbell, McRae and Associates Surveying, Inc., John Hood TN R.L.S. #1838 as follows:

Commencing at a concrete highway monument (old) at station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 Project No. BR-STP-45 (17) on the southerly margin of Old Hickory Boulevard a.k.a. State Route 45, said monument being in the westerly line of the Cecil Davis Sherrill land Instrument No. 20030430-0057787; R.O.D.C., TN) located S58 deg. 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T. plans; thence, leaving said southerly margin with said Sherrill S 10 deg. 27' 27" E, crossing the northerly bank of little creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 788.16 feet to a 1/2" dia. Iron rod (new) with identification cap stamped TN #1838; thence, 579 deg. 17' 18" E 260.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, S 55 deg. 32' 18" E 246.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838 on the southerly side of said easement road; thence, S 22 deg. 47' 18" E 210.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838 located in a drain; thence, following said drain S 69 deg. 02' 18" E 653.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, S 02 deg. 41' 16" E 560.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838, the true point of beginning for the herein described land; thence, leaving said drain, severing said Sherrill S 60 deg. 42' 46" E 98.12 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, S 40 deg. 08' 20" E 702.40 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN
#038; thence, with said Sherrill's southerly line N 88 deg. 03' 32" W (crossing the centerline of

said drain at 58 feet, more or less) for a total distance of 230.80 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, N 28 deg. 03' 50" W 654.06 feet to the point of beginning containing 77,472.59 sq. ft. or 1.78 acres, more or less.

Being the same property conveyed to RABAH INVESTMENT PROPERTIES, LLC, a Tennessee Limited Liability Company by Deed dated April 27, 2021 from JOHN M. PRUITT, a married man, recorded April 28, 2021, in Instrument Number 20210428-0056774, corrected in Instrument No. 20220919-0104070, in the Official Records of Davidson County, Tennessee.

This is improved property known as 7300 Old Hickory Boulevard, Nashville, TN 37189.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 13th day of December, 2022.

GRANTOR:
RABAH INVESTMENT PROPERTIES, LLC

DANA LIBERATORE, MEMBER

~~**PHILIP L. LIBERATORE, MEMBER**~~

STATE OF _____
COUNTY OF _____

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DANA LIBERATORE**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of **RABAH INVESTMENT PROPERTIES, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Member.

WITNESS my hand and official seal, this the _____ day of December, 2022.

My Commission Expires:
_____.

_____
Notary Public
See Attached

STATE OF _____
COUNTY OF _____

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **PHILIP L. LIBERATORE**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of **RABAH INVESTMENT PROPERTIES, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal, this the _____ day of December, 2022.

My Commission Expires:
_____.

_____
Notary Public

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On December 13, 2022 *Date* before me, Viorica Marcu a Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Dana Liberatore and Philip L. Liberatore *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIORICA MARCU
COMM. # 2410077
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2026

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: December 12, 2022 Number of Pages: 6
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Dana Liberatore	Signer's Name: Philip L. Liberatore
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Member LLC	☒ Other: Member LLC
Signer Is Representing: Rabah Investment Properties, LLC	Signer Is Representing: Rabah Investment Properties, LLC

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Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/13/2022 (date of document).

Jennifer Russell
Affiant Signature

12/15/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

