Karen Johnson Davidson County
Batch# 954399 DEEDQC
12/22/2022 10:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221222-0132046

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Wassem Abdelshahed** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **AWA ENTERPRISES LLC, a Tennessee Limited Liability Company,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot 3 as shown on Final Plat entitled "Larchwood Commercial Subdivision", of record in Plat Book 6900, Page 875, Register's Office of Davidson County, Tennessee, containing 21,421 Square Feet or 0.492 acres, more of less.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Decree Confirming Sale of record at Instrument Number 20190402-0029930 in said Register's Office. Grantor Warrants that this is not his primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 20th day of **December, 2022.**

Wassem Abdelshahed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Wassem Abdelshahed,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **December, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 20th day of **December, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	3404 Percy Priest Drive, Nashville, TN 37214
TAX PARCEL NO.:	096 16 0 211.00
PROPERTY OWNER:	AWA ENTERPRISES LLC
OWNER'S ADDRESS:	9804 Glenmere Ln Brentwood, TN 37027
MAIL TAX BILLS TO:	**owner at owners address**

Certificate of Authenticity

I, ~~Holly A. Mason~~ Cari Allen, 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 December 21, 2022.

Affiant Signature

12-21-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of December, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026