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

Karen Johnson Davidson County
Batch# 954429 DEEDQC
12/22/2022 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221222-0132089

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, **REALTY UP, LLC** ("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 its rights, title, and interests in the following described real property, to wit:

Parcel I - 1601 21st Ave N, Nashville, TN 37208 - M&P 081 15 0 631.00
Land in Davidson County, Tennessee, being Lot No 35 on the Plan of S.A. Champion's Subdivison of record in Plat Book 161, Page 132, in the Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said Lot No 35 fronts 50 feet on the Westerly side of 21st Avenue North and runs back between parallel lines along the margin of Harding Street 154.1 feet to an alley.

Being the same Property conveyed to Grantor by Deed recorded at Instrument No 20200331-0034161 in said Register's Office, Tennessee.

Parcel II - 1410 16th Ave N, Nashville, TN 37208 - M&P 081 15 0 277.00
Land In Davidson County, Tennessee being Lot No 317 on the Plan of DT McGavock and Others Addition to the City of Nashville, called the addition to the town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete descripion.

Said Lot No 317 fronts 50 feet on the Easterly Side of Off Street of 16th Avenue North, and runs back 194 feet, more or less, on the southerly line and 179 feet, more or less, on the northerly line to an alley and measures 52 feet thereon.

Being the same Property conveyed to Grantor by Deed recorded at Instrument No 20200413-0038416 in said Register's Office, Tennessee.

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.

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

REALTY UP LLC
Ayoob M Ayoob
By: Ayoob M Ayoob, Member

REALTY UP LLC
By: Wassem Abdelshahed, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ayoob M Ayoob and Wassem Abdelshahed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of **REALTY UP LLC** the within named bargainer, and that they as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **REALTY UP LLC** by themselves as Members.

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

Jacqueline G Brown
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

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/3/25

PROPERTY OWNER: AWA ENTERPRISES LLC
OWNER'S ADDRESS: 9804 Glenmore 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