This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 971774 DEEDQC
02/16/2023 04:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230216-0011486

QUITCLAIM DEED

FROM: MI RANCHITO MERCADO, INC., a Tennessee corporation, Grantor

TO: NABIL YAFAI, NABIL ALABDI and FAWAZ ALABDI, Grantees

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Nabil Yafai Nabil Alabdi Fawaz Alabdi 1007 Thompson Place Nashville, Tennessee 37217	Same	107-13-0-127.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of January, 2023.

SAMANTHA BIRDSALL STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Notary Public
My Commission Expires: 9-8-25

FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MI RANCHITO MERCADO, INC., a Tennessee corporation ("Grantor"), does convey and forever quitclaim unto

NABIL YAFAI, NABIL ALABDI and FAWAZ ALABDI ("Grantees"), their heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 1007 Thompson Place, Nashville, Tennessee 37217.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 27th day of January, 2023.

GRANTOR:

MI RANCHITO MERCADO, INC., a Tennessee corporation

By: _____

Print Name: Mureen Alamri

Title: CEO Herself

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Samantha Birdsall, a Notary Public of said County and State, personally appeared Mureen Alamri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Shareholder (or other officer authorized to execute the instrument) of MI RANCHITO MERCADO, INC., the within named bargainor, a Tennessee corporation, and that she as such Shareholder executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by herself as Shareholder.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27 day of January, 2023.

Samantha Birdsall
Notary Public
My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of improved land in the 1st, formerly 3rd Civil District, Nashville, Davidson County, Tennessee, lying North of Thompson Place and West of Patricia Drive, more particularly described according to survey of Barge, Waggoner, Sumner and Cannon dated August 12, 1981, revised on December 13, 1983; July 9, 1984; July 17, 1984 and July 25, 1984, File No. 7708 as follows:

Beginning at a fence post in the Northerly margin of Thompson Place, situated 397.5 feet Northeasterly along the Northerly margin of Thompson Place from an iron pin at the Northwesterly corner of the intersection of Thompson Place with Murfreesboro Road; thence along a wire fence, North 06 Degrees 12 Minutes West, 153.85 feet to a fence post; thence North 73 Degrees 06 Minutes East, 161.5 feet to a point; thence along a wire fence South 14 Degrees 54 Minutes East, 167.15 feet to a point in the Northerly margin of Thompson Place; thence, Southwesterly with the North margin of Thompson Place along a curve to the left, having a central angle of 03 Degrees 40 Minutes, a radius of 2,889.79 feet, 184.95 feet to the point of beginning, containing 0.63 acre, more or less.

Being the same property conveyed to Mi Ranchito Mercado, Inc. by Warranty Deed from Juan Arnold Cruz, married of record in Instrument No. 20171211-0126070, Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 11, 2017.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MELINDA A. GRAY, 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 January 27, 2023.

MELINDA A. GRAY

Date: February 16, 2023

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Brittany Wood, a Notary Public of said County and State, MELINDA A. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 16th day of February, 2022.



Notary Public
My Commission Expires: 11.5.24