Karen Johnson Davidson County
Batch# 1011236 DEEDQC
06/05/2023 02 36 33 PM 4 pgs
Fees $22 00 Taxes $0 00
20230605-0042495

PREPARED BY:
Closed Title
2260 Murfreesboro Pike
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0 00

AFFIANT

LAURIE DAMEWOOD STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

Subscribed and sworn to before me this 23rd day of May, 2023

My Commission Expires _____

ADDRESS OF NEW OWNER:

680 Lawler Lane
Nolensville, TN 37

SEND TAX BILLS TO.
Malak Salama
680 Lawler Lane
Nolensville, TN 37135

Map & Parcel

107-00-0-024.00

QUITCLAIM DEED

In consideration of $10 00, and other good and valuable consideration **HM Development, LLC, a Tennessee Limited Liability and Kara Homes, LLC, a Tennessee Limited Liability Company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to, **Massman Development, LLC, a Tennessee Limited Liability Company as to a 50% undivided interest, Malak Salama, as to a 25% undivided interest and Karas Homes, LLC, a Tennessee Limited Liability Company, as to a 25% undivided interest,** Grantee Said property conveyed herein is described as follows

See attached Exhibit A.

Being the same property conveyed to HM Development, LLC,a Tennessee Limited Liability Company, a seventy-five percent (75%) undivided interest and Karas Homes, LLC, a Tennessee Limity Liability Company, a twenty-five percent (25%) undivided interest, by Quit Claim Deed from HM Development, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20190920-0095531, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 912 Massman Drive, Nashville, TN 37217

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises

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

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of May, 2023

MALAK SALAMA

HM Development, LLC
Malak Salama, Member

HAROUN Soltan

HM Development, LLC
Member, Haroun Soltan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Malak Salama and Haroun Soltan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of HM Development, LLC the within named bargainor, a Tennessee limited liability company, and that Malak Salama and Haroun Soltan, as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of May, 2023

My Commission Expires:

Laurie Damewood
Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Kara Homes, LLC
Magdi Hanna, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Magdi Hanna , with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Member (or other officer authorized to execute the instrument) of Karas Homes, LLC the within named bargainor, a Tennessee limited liability company, and that Magdi Hanna, as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of May, 2023

My Commission Expires·

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, described as follows, to-wit.

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 024.00 AS SHOWN ON TAX MAP 107-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (FOUND) IN THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40) AND THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID CONCRETE MONUMENT (FOUND) BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF INTERSTATE HIGHWAY (I-40), N79°10'10"E, 528.92' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R O D C , TN), AND SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O.D.C., TN), S16°57'07"E, 348 23' TO AN IRON ROD (FOUND);
THENCE, CONTINUING WITH THE WESTERLY LINE OF THE GLENVALLEY APARTMENTS AND DUPLEXES OF NASHVILLE, A LIMITED PARTNERSHIP PROPERTY AS OF RECORD IN DEED BOOK 5983, PAGE 226, (R.O D C., TN), S20°41'41"E, 425.29' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE LEONARD D. DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE NORTHERLY LINE OF THE LEONARD D DUNN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 4576, PAGE 510, (R O D C , TN), S88°41'16"W, 411.76' TO AN IRON PIPE (FOUND), SAID IRON PIPE (FOUND) BEING THE SOUTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO 20051012-0122722, (R O.D C., TN), AND SAID IRON PIPE (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122722, (R O D C , TN) AND THE EASTERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R O D C , TN), N13°41'58"W, 330.83' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO 20051012-0122723, (R.O.D.C., TN), THENCE, WITH THE NORTHERLY LINE OF THE MAURINE JINNETTE LE DET PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051012-0122723, (R.O.D.C., TN), N88°35'14"W, 43 86' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE SOUTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C , TN),
THENCE, WITH THE EASTERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R.O.D.C., TN), N11°30'16"W, 163.18' TO AN IRON ROD (FOUND), SAID IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R O.D.C , TN),
THENCE, WITH THE NORTHERLY LINE OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161122-0123031, (R O.D.C., TN), S78°26'47"W, 144.87' TO A CONCRETE MONUMENT (FOUND), AND THE BEGINNING OF A CURVE TO THE LEFT;
THENCE, WITH SAID CURVE TO THE LEFT WITH A RADIUS OF 25.00', THROUGH A CENTRAL ANGLE OF 90°44'24", AN ARC LENGTH OF 39 59', A CHORD BEARING OF S33°24'47"W, AND A CHORD DISTANCE OF 35.58' TO AN IRON ROD (FOUND) IN THE EASTERLY MARGIN OF MASSMAN DRIVE, SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE FERNANDO MARTINEZ MIXTECA PROPERTY AS OF RECORD IN INSTRUMENT NO 20161122-0123031, (R.O.D C., TN); THENCE, WITH THE EASTERLY MARGIN OF MASSMAN DRIVE, N11°17'41"W, 221.60' TO THE POINT OF BEGINNING.
CONTAINING 7 08 ACRES, MORE OR LESS. ACCORDING TO A SURVEY PREPARED BY H & H LAND SURVEYING, INC., 612A FITZHUGH BOULEVARD, SMYRNA, TENNESSEE 37167 FILE· 2016-0920