Karen Johnson Davidson County
Batch# 1019461 DEEDQC
06/27/2023 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0048826

This Quitclaim Deed was prepared solely from information furnished by the parties referenced herein. No full title search, opinion or title insurance was requested, performed, or taken with this deed. The preparer does not warrant what a valid title search of this property would disclose. Therefore, the preparer is not responsible or liable in any way as to the accuracy of the contents contained and/or the current condition/status of the title to this property and/or what a good and valid title search would disclose. All the parties herein acknowledge and accept these statements.

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS NONE.**$0.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2023.

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:

Tish C. Baldwin
580 Franklin Rd, Suite 203
Brentwood, TN 37069

Name & Address of property owner:
Rafee Syed, LLC
5116 Woodland Hills Drive
Brentwood, TN 37027

Send tax bills to:
Same

Map/Parcel Numbers:
60-00-0-12.01 Improved
60-00-0-12.00 unimproved

QUITCLAIM DEED

For and in Consideration of the sum of ten dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of relinquishing and releasing all of my/our right, interest and title in the property referenced below, I, **Rafee Syed, LLC**, Grantor(s), by these presents do convey, remise, release and QUITCLAIM unto:

Rafee Syed, LLC, a Tennessee Limited Liability Company

Grantee(s), her/his/their successors and assigns, all of my/our, title and interest in a certain tract or parcel of land, described as follows, to wit:

Land located in the 12th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated December 12, 2022 and known as Job No. 220238 as follows:

Beginning at an iron pin set in an asphalt driveway in the westerly margin of Brick Church Pike, said pin being the southeast corner of this tract and the northeast corner of a tract owned by Charles W. Hawkins III (Instrument No. 200004050034459 R.O.D.C., Tn.); thence leaving said margin and with Hawkins line N84°09'33"W 193.38' to an iron pin found in a fence line, said pin being in the line of Charles W. Hawkins III (RB 11687 Pg. 8 R.O.D.C., Tn.); thence continuing with Hawkins line and generally with a fence N05°09'27"E 191.35' to a concrete monument found in the line of Charles W. Hawkins III (Instrument No. 200001100003239 R.O.D.C., Tn.); thence leaving the fence and continuing with said Hawkins line S84°07'43"E 195.20' to an iron pin set in the westerly margin of said Brick Church Pike; thence with the margin of said road S05°42'11"W 191.23' to the point of beginning, containing 37,164 square feet or 0.85 acres more or less, as per survey prepared by Land Development Consultants, 116 Maple Row Boulevard, Hendersonville, TN, 37075, 615-822-0012, dated December 12, 2022.

Being the same property conveyed to Rafee Syed, LLC by deed of record in Instrument No. 202105060060653 and 202203300036654 in the Register's Office of Davidson County, Tennessee. Said Deed recorded in Instrument No. 202203300036654 was corrected by Scrivener's Affidavit of record in Instrument No. 20220524-0059918, said Register's Office.

The above referenced property is also known as 2940 Brick Church Pike, Nashville, TN and 2942 Brick Church Pike, Nashville, TN, respectively.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands this 23rd day of June, 2023.

RAFEE SYED, LLC

Rafee Syed

Rafee Syed, Manager/Authorized Agent

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public, Rafee Syed, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Manager/Authorized Agent of Rafee Syed, LLC, the within named bargainor, and that such person as such Manager/Authorized Agent, being authorized to do so, executed the within instrument for the purposes therein contained on behalf of Rafee Syed, LLC, as its Manager/Authorized Agent.

Witness my hand and official seal this 23rd day of June, 2023.

Notary Public at Large

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-28-26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/23/23 (date of document).

Jennifer L. Pennell

6/27/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024