QUITCLAIM DEED for Tenancy by the Entirety

The actual consideration or value for this transfer is $ -0-

Zeyad Shaar
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 27th day of JUNE, 2023

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1020165 DEEDQC
06/28/2023 02:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230628-0049409

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
ZEYAD SHAAR, et ux, LORENA S. SHAAR 2001 Rachael's Spring Rd. Hermitage, TN. 37076	New Owners	043 09 0 / 143.00 108 04 0 / 002.00

FOR LOVE AND AFFECTION AND ***for the purpose of creating a Tenancy by the Entirety*** between ZEYAD SHAAR and wife, LORENA S. SHAAR, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ZEYAD SHAAR** a married man, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest equitable and otherwise unto:

ZEYAD SHAAR, and wife, **LORENA S. SHAAR**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

These properties are known as: **TRACT I** - 510 N. Gallatin Pike, Madison, TN 37115.
TRACT II - 2200 Clarksville Pike, Nashville, TN 37208

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including:

Tract I is subject to certain covenants and restrictions of record as Instrument #20071226-0147098, R.O.D.C., TN.

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

Zeyad Shaar
ZEYAD SHAAR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named ZEYAD SHAAR the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 27 day of JUNE, 2023.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

202306280049409

EXHIBIT "A"

TRACT I
510 N. Gallatin Pike
Madison, TN. 37115
Map/Parcel: 043 09 0 / 143.00

LAND in Davidson County, Tennessee, being the Westerly 119 feet of the Easterly 135 feet of Lots Nos. 4, 5 and 6 and the Easterly 135 feet of Lot No. 7 of Block "C" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County, described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, October 22, 1956, as follows:

BEGINNING on the Southerly margin of Cumberland Avenue at a iron pin 16 feet West of the corner of Lots Nos. 3 and 4; thence South 1 deg. 00' West and parallel with the Westerly line of said Lot. No. 3,165 feet to an iron pin in the Northerly line of Lot No. 7; thence with the Northerly line of said Lot No. 3; then South 87 deg. 41' East 16 feet to an iron pin at the Southwest corner of said Lot No. 3; thence South 1 deg. 00' West and with the Westerly line of Lot No. 10, 55 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, North 87 deg. 41' West 135 feet to the Easterly margin of Gallatin Pike, as widened; thence with same, North 1 deg. 00' East 220 feet to an iron pin in the Southerly margin of said Cumberland Avenue; thence with same, South 87 deg. 41' East 119 feet to the beginning.

Included in the above description but excluded therefrom is the right for a 35 foot radius at the southeast intersection of Cumberland Avenue and Gallatin Pike.

BEING all the same property conveyed to Zeyad Shaar by deed from Brothers Investments, Inc., dated May 1, 2015, and of record as Instrument #20150504-0040234, Register's Office for Davidson County, Tennessee.

TRACT II
2200 Clarksville Pike
Nashville, TN 37208
Map/Parcel: 081 06 0 / 323.00

Land in Davidson County, Tennessee, being Lot(s) 31, 32, 33 as shown on the map entitled A. C. Dudley's Subdivision of the McDaniel Tract, of record in [plat] Book 161, page(s) 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 31, 32, 33 front together 150 feet on the Northerly side of McDaniel Street, and run back between parallel lines 150 feet to an alley.

BEING all the same property conveyed to Zeyad Shaar by deed from Bayview Loan Servicing, LLC, dated December 17, 2010, and of record as Instrument #20101222-0101637, Register's Office for Davidson County, Tennessee.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 June 27 20 23.

Leroy Johnston Ellis, IV, Affiant

June 27, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com