RECORD AND RETURN TO:
AKBAR K. ARAB
1370 Hazelwood Drive
Suite 107
Smyrna, TN 37167

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1073295 DEEDQC
11/17/2023 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231117-0089969

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2023.

V. Norris
NOTARY PUBLIC

My commission expires: 7-22-2025

VERONICA LYNN NORRIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
G and A, LLC, P.O. Box 1955, Mt. Juliet, TN 37121

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
AKBAR K. ARAB 1370 Hazelwood Drive Suite 107 Smyrna, TN 37167	Same as Address of New Owner	15901004500

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **G AND A HOLDINGS, LLC**, a Tennessee limited liability company ("Grantor"), has quitclaimed, and by these presents does quitclaim all its rights, title and interest unto **AKBAR A. ARAB**, a married individual (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Hound's Run of record in Book 6900, Pages 161-171. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to G and A Holdings, LLC, a Tennessee limited liability company, from Akbar K. Arab and Hengameh Arab, husband and wife, by Warranty Deed recorded on April 11, 2022, in Instrument No. 20220411-0041901, in the Register's Office for Davidson County, Tennessee.

This property with a common address of 305 Estbury Court, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect said property.

IN WITNESS WHEREOF, the Grantor have caused this Quitclaim Deed to be executed this 16 day of November 2023.

G AND A HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Steven R. Griffith, Manager

STATE OF TENNESSEE)

COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of G and A Holdings, LLC, a Tennessee limited liability company (the "Company"), the within named bargainor, and that he, as Manager of the Company, is authorized to execute this document on behalf of the Company, and who further acknowledged that he has executed the within instrument for the purposes therein contained by signing the name of the Company by the said Steven R. Griffith, as Manager of the Company, as said Company's free act and deed.

Witness my hand and official seal at office on this the 16 day of November 2023.

V. Norris
Notary Public
My Commission Expires: 7.22.2025

VERONICA LYNN NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **November 16, 2023** (date of document).

Cindy S. Smith, Affiant

11/17/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 17th day of November, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026