QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1107777 DEEDQC
03/06/2024 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015618

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA N. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
MR. M2N LLC and Nader Wasif	SAME	060-12-0-200.00
(Name) 3137 Conviser Dr	5720 Chadwick Ln	
(Address) Nashville, TN 37207	Brentwood, TN 37027	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **MR. M2N LLC, a Tennessee limited liability company, Nader Wasif, and Amir Hanna**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **MR. M2N LLC, a Tennessee limited liability company, and Nader Wasif,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 10 on the Plan of Section 2, Ben Allen Court, as of record in Plat Book 6900, page 532, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to MR. M2N LLC, a Tennessee limited liability company, Nader Wasif, and Amir Hanna by Warranty Deed from MUSIC CITY HOLDINGS, LLC, a Texas limited liability company, dated February 28, 2023, and recorded March 7, 2023 in Instrument No. 20230307-0016155, in said Register's Office for Davidson County, Tennessee.

This is improved property located at 3137 Conviser Dr, Nashville, TN 37207.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 6th day of March, 2024.

MR. M2N LLC, a Tennessee limited liability company

By: Nagy A. Aziz, Member

By: Mary Basile, Member

Nader Wasif

Amir Hanna

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, the within named **MR. M2N LLC, a Tennessee limited liability company**, by and through its Member and authorized agent, Nagy A. Aziz and Mary Basile, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2024.

My Commission Expires: _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, the within named **Nader Wasif and Amir Hanna**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2024.

My Commission Expires: _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Tennessee Certification of Electronic Document

I, the undersigned, 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 March 6, 2024.

Affiant Signature

Date: March 6, 2024

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 6th day of March, 2024.

Notary Public

My Commission Expires:

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY