QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AJ-QCD-24-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ahmed Sankari, Mohamed N. Sankari, and Mohamed Y. Sankari	**New Owners**	**10504000900**
(NAME)	(NAME)	
7439 Highway 70 S, Apt 146		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1134101 DEEDQC
05/13/2024 11:10:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240513-0034991

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LAFAYETTE MARKET, INC., A TENNESSEE CORPORATION ("GRANTORS")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

AHMED SANKARI, MOHAMED N. SANKARI, AND MOHAMED Y. SANKARI, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 426 ON THE MAP OF CLAIRBORNES ADDITION TO NASHVILLE, OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A 25 FOOT LOT SITUATED BETWEEN SAID LOT NO. 426 AND LINCOLN AVENUE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF PERKINS STREET AT THE CORNER OF LOTS 426 AND 427, RUNNING THENCE EASTERLY WITH THE NORTHERLY MARGIN OF PERKINS STREET 91 FEET TO THE WESTERLY MARGIN OF LINCOLN AVENUE; THENCE NORTHERLY WITH THE WESTERLY MARGIN OF LINCOLN AVENUE 150 FEET TO AN ALLEY; THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF SAID ALLEY 74 FEET TO THE CORNER OF LOT NOS. 426 AND 427; THENCE SOUTHERLY WITH THE LINE BETWEEN SAID TWO LOTS, 150 FEET MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAFAYETTE MARKET, INC., A TENNESSEE CORPORATION, BY WARRANTY DEED, FROM BRUCE CARLOCK, INDIVIDUALLY AND AS TRUSTEE, OF RECORD IN INSTRUMENT NO. 20110930-0075678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **24 Lincoln Street, Nashville, TN, 37210.**

Witness our hands this the 26th day of March, 2024.

LAFAYETTE MARKET, INC.

MOHAMED SANKARI, SOLE SHAREHOLDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOHAMED SANKARI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Sole Shareholder for **LAFAYETTE MARKET, INC.,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2024.

Notary Public

My Commission Expires: 11-3-2024

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025