QUITCLAIM DEED

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

AJ-QCD-24-810

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**	**09207030400**
(NAME)	(NAME)	
7439 Highway 70 S, Apt 146		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1134101
05/13/2024 11:10:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240513-0034993

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,

MOHAMED SANKARI DBA 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY PART OF LOT NO. 8 ON THE PLAN OF J. W. FULCHER'S SUBDIVISION OF LOT NO. 17 OF THE HARDING LYTLE TRACT AS OF RECORD IN PLAN BOOK 1, PAGE 95, CHANCERY COURT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 19TH AVENUE NORTH (FORMERLY DURHAM STREET) THE COMMON CORNERS OF LOTS NOS. 7 AND 8, THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY 72 FEET MORE OR LESS TO A POINT IN THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TENNESSEE WHEEL AND RUBBER CO. FROM PORTER HUNTER AND WIFE, BESSIE HUNTER AS OF RECORD IN BOOK 3157, PAGE 283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE NORTHERLY WITH TENNESSEE WHEEL AND RUBBER CO.'S EASTERLY LINE 50 FEET TO A POINT IN THE LINE BETWEEN LOTS 8 AND 9; THENCE WESTERLY WITH SAID LINE 72 FEET MORE OR LESS, TO A POINT IN THE EASTERLY MARGIN OF 19TH AVENUE NORTH, THENCE SOUTHERLY WITH SAID AVENUE 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MOHAMED SANKARI DBA LAFAYETTE MARKET, INC., A TENNESSEE CORPORATION BY DEED FROM ISAAC BEARD OF RECORD IN INSTRUMENT NO. 20191031-0112269, 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 **unimproved** property known as: **810 19th Ave N, Nashville, TN, 37208.**

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: 11-3-2025

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