Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER: 1401 Gallatin Pike Property Trust
1401 Gallatin Road
Nashville, TN 37206

SEND TAX BILLS TO: SAME
MAP-PARCEL NOS. 73-13-394

Prepared by: Douglas L. Waterman, Attorney at Law, PLLC
Dba Waterman Law Firm
4701 Trousdale Drive, Suite 211
Nashville Tennessee 37220

Karen Johnson
Batch # 1134871
05/15/2024 12:07:29 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240515-0035955

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 24 th day of February 2024 by and between Jacob Husari, Grantor/Trustor, conveys his entire interest of the real property to the 1401 GALLATIN PIKE PROPERTY TRUST, dated February 23, 2024, u/a dated February 29, 2024, Samia H. Zumot, Trustee, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

Such land described real property in Davidson County, Tennessee, as follows:

See attached Exhibit "A"

Being the same property conveyed from Farah Dabit to Jacks Market 1401 Gallatin Road., Nashville, 'TN 37206 of record in Instrument No. 200703020025952, Register's Office for Davidson County, Tennessee and Deed of Correction from Farah Dabit to Jacob Husari and Jeries Husari of record in Instrument No. 201508030076583, Register's Office for Davidson County, Tennessee. However, said Deed of Correction was executed by Tommy Dabit as Attorney In Fact for Farah Dabit by virtue of an expired Power of Attorney of record in Instrument No. 200703020025951, Register's Office for Davidson County, Tennessee. Jeries Husari subsequently conveyed his interest in said property to Jacob Husari by Quitclaim Deed of record in Instrument No. 201512040122357, Register's Office for Davidson County, Tennessee. Due to the foregoing Farah Dabit executesd this instrument to convey any and all interest in subject property to Jacob Husari.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF my/our hand(s) and seal on this 24th day of February 2024

JACOB HUSARI

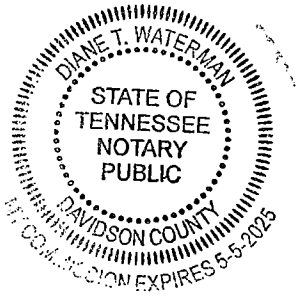
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jacob Husari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 24 th day of February 2024.

Notary Public Diane T. Waterman

My Commission Expires: May 5, 2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 24 th day of February 2024.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

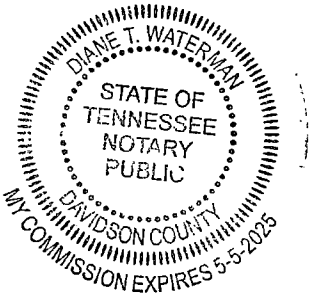


Exhibit "A"

TRACT 1:
LAND in Davidson County, Tennessee, being part of Lots Nos. I and 2 on the plan of A.H. Robinson's Subdivision of Lots Nos. 28, 29 and part of Lot No. 30 of the Brownsville Addition, the plan of which is of record in Book 57, page I, Register's Office for said County, and described as follows:

BEGINNING on the north margin of Straightway Avenue, formerly Main Street, at a point 90 feet east of the east margin of Gallatin Pike; running thence east with the north margin of Straightway Avenue, 50 feet to a point which is on a line with the west margin of an alley now open on the south side of said Avenue, if said alley were extended; thence northwardly 115 feet parallel with the Gallatin Pike, to a point in the south line of James Hollins lot; thence with his line, west 50 feet to appoint; thence southwardly parallel with the Gallatin Pike 115 feet to Straightway Avenue to the point of beginning.

Also a triangular strip of land lying immediately east of the above described property and being part of Lot No, I of A.H. Robinson's Subdivision, the plan of which is of record in Book 57, page 1, Register's Office for said county, and is described as follows:

BEGINNING on the northerly margin of Straightway Avenue. formerly Main Street, 140 feet east of the northeast corner of Gallatin Pike and Straightway Avenue, being the southeast corner of the lot conveyed to Atlantic Ice and Coal Co. by deed from HG. Hill Realty Company of record in Book 670, page *645*, Register's Office for said County; thence easterly along the northerly margin of Straightway Avenue 10 feet to a point; thence at right angles northerly and a straight line to the easterly margin of lot conveyed to Atlantic Ice and Coal Co. by deed from H.G. Realty Co. 42 feet, more or less; thence southwesterly, along the easterly margin of said lot, 42 feet, more or less, to the point of beginning.

TRACT II;
A tract of land in the 11th formerly the 18th Civil District of Davidson County, being a part of Lots I and 2 in A.H. Robinson Subdivision of part of Brownsville, a plan of which Subdivision is of record in Book *57*, page 1 of the Register's Office for said County, and is particularly described as beginning a t appoint on the east side of Gallatin Turnpike, at its intersection with the north margin of Straightway Avenue, formerly Main Street, running thence eastwardly along the northerly margin of Straightway Avenue 90 feet, more or less, to a point in the southwest corner of a 50 foot lot heretofore sold by H.G. Hill Company to the Atlantic Ice and Coal Company on April 22, 1985; thence northwardly parallel with the Gallatin Pike 115 feet to a point in the northwest corner of the said 50 foot lot heretofore sold; thence westwardly parallel with Straightway Avenue 90 feet, more or less, to the east margin of the Gallatin Pike; thence southwardly with the east margin of said Pike 115 feet to the point of beginning.