Karen Johnson Davidson County
Batch# 1160695 DEEDQC
07/22/2024 04:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240722-0054999

QUITCLAIM DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tayab Investments, LLC	Same as owner	118-07-0-081.00
(NAME) 868 Battery Lane	(NAME)	118-07-0-082.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George Tayab**, an unmarried man, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Tayab Investments, LLC**, a Tennessee limited liability company, (the "**Grantee**"), its successors and assigns, all his right, title, and interest in those certain properties in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Properties.

This is improved property located at 2724 Berrywood Drive, Nashville, TN 37204 and 2702 Bransford Avenue, Nashville, TN 37204.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 22nd day of July, 2024.

GRANTOR:

George Tayab

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared George Tayab with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of July, 2024.

Notary Public

My Commission Expires: 7-7-25



EXHIBIT "A"

PROPERTY DESCRIPTION

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 24 and 10 on the Plan of Berrywood Subdivision, Section 2, of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

> Said Lot No. 24 fronts 128.6 feet on the westerly margin of Bransford Avenue and runs back between lines measuring 176.1 feet on the northerly side and 152.4 feet on the southerly line, the latter line being a broken line, to a broken line in the rear on which it measures 91.0 feet.
>
> Said Lot No. 10: Beginning with a point in the northerly margin of Berrywood Drive; thence in a northerly direction 150.9 feet to a point; thence in an easterly direction 88.0 feet to a point in the westerly margin of Bransford Avenue; thence along said margin 130.0 feet in a southerly direction to a point which is the beginning of a curve; thence around said curve 39.3 feet in a southwesterly direction to a point in the northerly margin of Berrywood Drive; thence along said margin 96.4 feet in a westerly direction to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of Berrywood Subdivision, Section 2, of record in Plat Book 3106, Page 14, Register"s Office for Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated October 12, 1963, as follows:

> Beginning at a point in the westerly margin of Bransford Avenue, said point being the common front corner of Lot Nos. 23 and 24, thence with the line between said Lot Nos. 23 and 24, westwardly a distance of 85.0 feet to a point in said line; thence in an eastwardly direction along a straight line a distance of 86.4 feet to a point in the westerly margin of Bransford Avenue, said point being 15 feet northerly from the common front corner of Lots Nos. 23 and 24; thence southwardly with said margin of said Bransford Avenue, a distance of 15 feet to the point of beginning.

INCLUDED IN THE FOREGOING DESCRIBED LANDS BUT EXCLUDED FROM THE LAST CONVEYANCE ARE THE FOLLOWING TWO TRACTS OF LAND:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 24 on the Plan of Berrywood Subdivision, Section 2, of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated October 12, 1963, as follows:

Beginning at a point which is the common rear corner of Lot Nos. 23 and 24 on said plan; thence southwardly along the rear line of Lot No. 24, a distance of 15 feet to a point in said line; thence eastwardly a distance of 86.9 feet to a point in the dividing line between Lot Nos. 23 and 24; thence westwardly with the line between said two lots, a distance of 91.1 feet to the point of beginning.

Being the same property conveyed to Martha L. Pohl, a widow by Deed from Briggs Ellison Vester and wife, Estelle Hutton Vester, of record in Book 3649, page 297, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lot Nos. 10, 23, and 24 on the Plan of Berrywood Subdivision, Section 2, of record in Plat Book 3106, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Berrywood Drive, said point being the common line between Lots 10 and 11 on said plan; thence with the easterly boundary of Lot No. 11 northwardly 150.9 feet to a point; thence with the northeasterly boundary of said Lot No. 11 northwestwardly 64.4 feet to the southeast corner of Lot No. 12; thence with the easterly boundary of Lots 12 and 13 northwestwardly 76 feet to Charles P. Covington's southwest corner; thence with Covington's southerly boundary eastwardly 172.9 feet to the westerly margin of Bransford Drive; thence with said margin South 7 deg. 38' West 57 feet to a point; thence South 34 deg. 12' West 266 feet to the point of beginning and containing 0.47 acre, more or less.

Being a part of the same properties conveyed to Briggs Ellison Vester and wife, Estelle Hutton Vester by Deed from Cumberiand Valley Builders, Inc., as of record in Book 3222, page 279, and by Martha L. Pohl, a widow, as of record in Book 3649, page 299, said Register's Office.

Further being all of the same property conveyed to the State of Tennessee by Deed from Briggs Ellison Vester and wife, Estelle Hutton Vester, of record in Book 4359, page 204, said Register's Office, to be used for the construction of a controlled access highway together with all right of ingress and egress to, from and across the same and to and from abutting lands.

Being all of the same property conveyed to George Tayab by Warranty Deed from from William E. Cobb, as Trustee of The William E. Cobb Lifetime Trust Created Under The Amended and Restated Robert Jennings Adwell Revocable Trust UAD February 25, 2012 and William E. Cobb, an individual, of record as Instrument No. 20220909-0100960 in the Register's Office for Davidson County, Tennessee, dated September 8, 2022, and recorded on September 9, 2022.

Being also known as 2724 Berrywood Drive, Nashville, TN 37204 and 2702 Bransford Avenue, Nashville, TN 37204.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 July 22, 2024.

Signature
Date: July 22, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of July, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025