Karen Johnson Davidson County
Batch# 1160695 DEEDQC
07/22/2024 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240722-0055000

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	118-02-0-133.00
(NAME) 868 Battery Lane	(NAME)	
(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 812 Horner 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

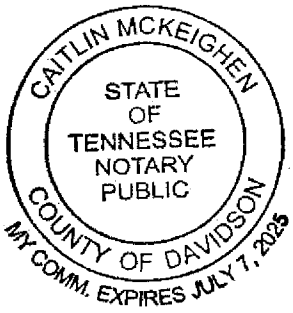


EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of the Subdivision of Kirkwood Heights, The W.T. Berry Estate Section No. 4, as of record in Book 1130, Page 18, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Horner Avenue, the common corner of Lots Nos. 64 and 65; thence with the line between said lots, Northerly 172.5 feet to a point; thence Easterly 49.9 feet to the Westerly margin of Dewees Avenue; thence with the margin of the same, Southerly 150.8 feet to a point, the beginning of a curve; thence around said curve in a Southwesterly direction 39.9 feet to the point in the North margin of Horner Avenue; thence with the margin of the same, Westerly 40.9 feet to the point of beginning.

Being the same property conveyed to George Tayab, an unmarried man, by Warranty Deed from Jesse Lee Crite, Jr., as Executor of the Estate of Addie E. Pettis, and Jesse Lee Crite, Jr. individually, of record in Instrument No. 20220406-0039627, in the Register's Office of Davidson County, Tennessee, dated March 29, 2024 and recorded on April 6, 2022.

Being also known as 812 Horner 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