Karen Johnson Davidson County
Batch# 1160823 DEEDQC
07/23/2024 09:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240723-0055144

QUITCLAIM DEED

(Consolidation of Tracts)

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 $0.00.

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	105-10-0-101.00
(NAME) 868 Battery Lane	(NAME)	105-10-0-100.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WHEREAS, **Tayab Investments, LLC**, a Tennessee limited liability company (the "**Grantor**"), owns two tracts of land in Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto and incorporated herein by reference;

WHEREAS, the two tracts described on Exhibit A, attached hereto are contiguous and Grantor desires to combine both tracts into a single tract and set forth a new description for the combined tracts;

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE FOREGOING, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 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 of its right, title, and interest in that certain property (the "**Property**") in Davidson County, Tennessee, described on Exhibit A attached hereto, which are hereby combined and, as combined, are more particularly described on Exhibit B attached hereto and incorporated herein.

This is improved property located at 1800 8th Avenue South, Nashville, TN 37203 and unimproved property located at 763 East Argyle Avenue, Nashville, TN 37203.

The pupose of this Deed is to combine and consolidate the two contiguous parcels of land described on Exhibit A into a single parcel.

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 Property.

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

GRANTOR:

Tayab Investments, LLC,
a Tennessee limited liability company

By: _____
George Tayab, Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the 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 that he is the Sole Member of Tayab Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he, being duly authorized, executed the foregoing instrument for the purposes therein contained on behalf of said limited liability company.

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

_____
Notary Public

My Commission Expires: 7-7-25



EXHIBIT A

DESCRIPTION OF THE TRACTS TO BE COMBINED

Tract 1:

Map & Parcel No. 105-10-0-101.00

Land in Davidson County, Tennessee, being the Northwest part of Lot No. 5 on the Map of Waverly Land Company's plan, of record in Book 57, Page 94, Register's Office for said county, described as follows:

Beginning at the Southeast intersection of the present South margin of Argyle Avenue as widened and located, and the East margin of 8th Avenue South as now widened and located, said point being 30 feet South of the center line of Argyle Avenue as now located; thence with the East margin of 8th Avenue South, Southerly 50 feet to a point; thence Easterly 105.5 feet to spike in the root of a tree; thence Northerly 50 feet to the present South margin of Argyle Avenue which point is 63 feet West of the West margin of the first alley East of 8th Avenue South; thence along the present South margin of Argyle Avenue Westerly 108.95 feet to the Point of Beginning.

Tract 2:

Map & Parcel No. 105-10-0-100.00

Land in Davidson County, Tennessee, being the Northeast part of Lot No. 5 on the Plan of Horton & Waverly Plans as of record in Book 57, Page 94, Register's Office for Davidson County, Tennessee, described as below:

Beginning at an iron pin in the Southerly margin of Argyle Avenue, said iron pin being located at 108.95 feet from the East right-of-way of 8th Avenue South; thence with the margin of said Avenue, South 82 degrees 34' East, 48.4 feet to an iron pin, at the beginning of a curve to the right; thence with said curve having a radius of 15 feet Southeasterly 23.16 feet to an iron pin in the Westerly margin of a 15 foot-alley; thence with the margin of said alley, South 5 degrees 55' West, 35.1 feet to an iron pin; thence leaving said alley, North 82 degrees 50' West, 66.1 feet to an iron pin; thence North 9 degrees 24' East, 50 feet to the Point of Beginning, containing 3,169.6 square feet, more or less.

Being the same property conveyed to Tayab Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Province Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20240627-0048226 in the Register's Office of Davidson County, Tennessee, dated June 26, 2024, and recorded on June 27, 2024.

EXHIBIT B

CONSOLIDATED LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 5 on the Map of Waverly Land Company's plan, of record in Book 57, Page 94, Register's Office for said county, described as follows:

Beginning at the Southeast intersection of the present South margin of Argyle Avenue as widened and located, and the East margin of 8th Avenue South as now widened and located, said point being 30 feet South of the center line of Argyle Avenue as now located (the "the Point of Beginning");

Thence, along the present South margin of Argyle Avenue, South 82 degrees,34 minutes East, 108.95 feet to an iron pin;

Thence, continuing with the margin of said Argyle Avenue, South 82 degrees 34 minutes East, 48.4 feet to an iron pin, at the beginning of a curve to the right;

Thence, with said curve having a radius of 15 feet, Southeasterly 23.16 feet to an iron pin in the Westerly margin of a 15 foot-alley;

Thence, with the margin of said alley, South 5 degrees 55 minutes West, 35.1 feet to an iron pin, being the northeast corner of the Duina Z. Norman property, of record in Book 6142, Page 47, and rerecorded in Book 6143, Page 150, said Register's Office;

Thence, leaving said alley, with the Norman boundary, North 82 degrees 50 minutes West, 66.1 feet to an iron pin;

Thence, North 82 degrees 34 minutes West, 105.5 feet to an iron pin in the East margin of 8th Avenue South;

Thence with the East margin of 8th Avenue South, North 5 degrees 26 minutes East, 50 feet to the Point of Beginning, containing 0.20 acres, more or less.

Being the same property conveyed to Tayab Investments, LLC, a Tennessee limited liability company, from Province Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated June 26, 2024, of record in Instrument No. 20240627-0048226, Register's Office, Davidson County, Tennessee.

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