QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

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

Karen Johnson
Batch # 1189923
10/04/2024 11:50:42 AM
Fees: $12.00 Taxes: $0.00

20241004-0077247

Davidson County PR-24-1248
DEEDQC
2 pgs

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)
Hussein Al-Soraify	**New Owner**	
(NAME)	(NAME)	
1248 1st Ave S		**10504013500 and 10504013600**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HUSSEIN AL-SORAIFY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

HUSSEIN AL-SORAIFY ("GRANTEE")

HIS 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:

PARCEL 1:

LAND LYING IN THE 17TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 36 IN JOHN TRIMBLE'S NATIONAL HILL PLAN OF LOTS OF RECORD IN PLAN BOOK 57, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF MAPLE STREET 30 FEET SOUTH OF THE NORTHWEST CORNER OF LOT NO. 35 IN SAID PLAN; THENCE EAST WITH THE SOUTHERLY LINE OF FELIX HADLEY'S PROPERTY, 75 FEET TO A LINE; THENCE SOUTH TO THE SOUTHERLY LINE OF LOT NO. 36; THENCE WEST 75 FEET MORE OR LESS, TO MAPLE STREET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HUSSEIN AL-SORAIFY, BY QUITCLAIM DEED, FROM ALI AL-SORAIFY, OF RECORD IN INSTRUMENT NO. 20211025-0142876, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 36 IN JOHN TRIMBLE'S NATIONAL HILL PLAN OF LOTS OF RECORD IN PLAN BOOK 57, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF JOHN AND GARDEN STREETS; RUNNING THENCE WITH THE WESTERLY MARGIN OF JOHN STREET 38 FEET TO THE CORNER OF HADLEY'S LOT; THENCE WITH THE LINE BETWEEN LOTS NOS. 35 AND 36, WESTERLY 73 1/2 FEET TO A POINT HALF WAY TO MAPLE STREET; THENCE SOUTH EASTERLY 40 FEET MORE OR LESS, TO A POINT ON THE WESTERLY MARGIN OF GARDEN STREET; THENCE EASTERLY 65 1/4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HUSSEIN AL-SORAIFY, BY QUITCLAIM DEED, FROM HUMMINGBIRD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20240919-0072809, IN THE 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 Grantee*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This property is also known as: **1248 1st Ave S and 0 John St, Nashville, TN, 37210.**

Witness our hands this the 2 day of October, 2024.

HUSSEIN AL-SORAIFY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HUSSEIN AL-SORAIFY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of October, 2024.

Notary Public
My Commission Expires: 3.20.28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028