Karen Johnson Davidson County
Batch# 1191079 DEEDQC
10/08/2024 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078130

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Girgis Youssef and Erini Ryad** ("Grantors"), Husband and Wife, hereby remise(s), release(s), convey(s), and quit claim(s) unto **J&M INVESTMENT, LLC,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by S.R. Sanford, Jr., September 2, 1947, as follows: Beginning at a point in the center of Murfreesboro Pike at the west corner of the property conveyed to Roy V. Parsley and wife, by deed from Grace E. Shipley et al., as of record in Book 3343, Page 279, Register's Office for said County; thence with said Parsleys northwesterly line North 43 degrees 15' East 322.5 feet to an iron pin in the southwesterly line of the property conveyed to Louis R. Linx, et al as of record in Book 1390, Page 19, said Register's Office; thence with said Linx's southwesterly line North 52 degrees 15' west 141.5 feet to an iron pin a the corner of said Linx's property; thence with a southeasterly line of said Linx's property south 37 degrees 30' West 311.5 feet to the corner of Murfreesboro Pike; thence with the center of said Pike South 46 degrees 30' feet to the beginning, containing 1.3 acres, more or less.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20190819-0083051** in said Register's Office.

Being all or part of the same property conveyed to King David, LLC, by Quit Claim Deed of record at Instrument Number **20201022-0123150** in said Register's Office.

Being all or part of the same property conveyed to Girgis Youssef and Erini Ryad, by Quit Claim Deed of record at Instrument Number **20230717-0054754** in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 8 day of **October, 2024.**

Girgis Youssef

Erini Ryad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Girgis Youssef and Erini Ryad,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of **October, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 8 day of **October, 2024.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS: **4162 Murfreesboro Pike**
Antioch, TN 37013

TAX PARCEL NO.: **17500007700**

PROPERTY OWNER: **J&M INVESTMENT, LLC**
OWNER'S ADDRESS: **2100 Oaksprings Place**
Mt. Juliet, TN 37122

MAIL TAX BILLS TO: **Owner at Owner's Address**
2100 Oaksprings Place
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Holly A. Mason, 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 October 8 2024.

Affiant Signature

10/8/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of October 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026