Karen Johnson Davidson County
Batch# 1215731 DEEDQC
12/12/2024 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241212-0096582

THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church Street, Ste. B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478**	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is ~~$0.00~~. Affiant Subscribed and sworn to before me on this 11th day of December 2024. Notary Public My Commission Expires: 8/21/27

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:
Town's Auto Sales, LLC
5907 Charlotte Ave
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP PARCEL NO.
61-15-231.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hamid Rabiee** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Town's Auto Sales, LLC**, a Tennessee limited liability company (hereinafter "Grantee") certain real estate in the 11th Civil District, Davidson County, Tennessee, being further described as follows:

TRACT I:
Land in the 1101 civil district of Davidson County, Tennessee, being in the northerly half of Lot No. 4 and the southerly half of Lot 5 on the plan of M. N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County.
Said parts of Lots Nos. 4 and 5 front together 55 feet on the easterly side of a 15 foot driveway which adjoins the Gallatin Road or the right-of-way of the Nashville-Gallatin Interurban Railroad , and run back 147 feet 3 inches, more or less, on the southerly line and 149 feet 4 inches, more or less, on the northerly line to the westerly line of Lots 74 and 75 on said Plan, and measures 55 feet thereon; and a 15 foot strip that extends north and south, being more specifically described in the above plat book and in Deed Book 4164, Page 562, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 3 and the southerly one-half of Lot No. 4 and part of a 28-foot strip lying west of said Lots and adjacent to Gallatin Road, as shown on the Plan of M. N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County. Said

parts of said Lots and part of said 28-foot strip front 55 feet on the easterly side of Gallatin Road, as now located, and run back 175 feet 3 and one-half inch, more or less, on the northerly line and 173 feet 3 and one-half inch, more or less, on the southerly line, to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Hamid Rabiee, by Warranty Deed from Rohney Royd and wife, Linda F. Boyd, recorded on April 9, 2009, in Instrument Number 20090409-0032417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property.

This is improved property located at **3920 Gallatin Pike, Nashville, TN 37216.**

WITNESS my hand this the 11th day of December 2024.

Hamid Rabiee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hamid Rabiee**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of December 2024.

NOTARY PUBLIC

My Commission Expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua H. Jenkins, 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 December 11, 2024.
Date

Affiant Signature

12/11/24
Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11th day of December, 2024.

Notary's Signature

My Commission Expires: 8/27/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY