This Instrument Prepared By:

N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1218843 DEEDQC
12/26/2024 08:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241226-0099369

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To:*
Lebrada Investments, LLC 3301 Windy Ridge Pkway, SE Suite 500 Atlanta, Georgia 30339	Same as new owners
Map & Parcel No.: 120-5-198.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **OSCAR MEMBRENO MARROQUIN D/B/A OASIS RESTAURANT & NIGHT CLUB**, a Tennessee resident and sole proprietor ("**Grantor**"), does hereby quitclaim and convey unto **LEBRADA INVESTMENTS, LLC**, a Georgia limited liability company ("**Grantee**"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "**Property**").

The Property is improved property known as 1211 Murfreesboro Pike, Nashville, Tennessee 37217.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee, this the 18 day of December, 2024.

GRANTOR:

Oscar Membreno Marroquin, d/b/a Oasis Restaurant & Night Club

STATE OF TENNESSEE

COUNTY OF Davidson

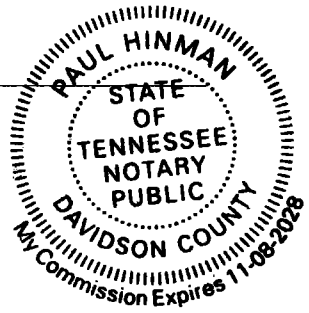
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Oscar Membreno Marroquinn, a Tennessee resident and sole proprietor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of December, 2024.

Notary Public

My Commission Expires: _____

(SEAL)



STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 20th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

Located in the 16th Civil District of Davidson County, Tennessee, being the Oscar Membreno Marroquin property, as referenced by Instrument No. 20160301-0019466 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at a railroad spike (found) along the easterly right-of-way of Glengarry Drive, said spike also being the northwesterly corner of the Avery Ventures LLC property, Instrument No. 20230703-0050774 (RODCT), having a Tennessee State Plane coordinate value of North: 650,941.40 US feet, East: 1,760,617.99 US feet (NAD83, 2011);

Thence, continuing with Glengarry Drive right-of-way the following two (2) calls:

1) Along a curve to the left, having a radius of 427.20 feet, an arc length of 109.27 feet, and a chord bearing North 02° 05' 43" West 108.97 feet, to an iron rebar (found);
2) North 09° 37' 24" West 54.36 feet, to an iron rebar (set), said rebar being the southwesterly corner of the Nabil Alabdi and Malek Nabil Yafai property, Instrument No. 20231011-0079808 (RODCT);

Thence, continuing with Aladi and Yafai, and the Sanket Patel property, Instrument No. 20200923-0109450 (RODCT), the following three (3) calls:

1) Along a curve to the left, having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord bearing South 54° 27' 45" East 35.36 feet, to an iron rebar (found);
2) Along a curve to the left, having a radius if 342.37 feet, an arc length of 217.38 feet, and a chord bearing North 62° 20' 53" East 213.75 feet, to an iron rebar (found);
3) North 45° 03' 54" East 24.92 feet, to an iron rebar (found), said rebar being along the southwesterly right-of-way of Murfreesboro Pike;

Thence, continuing with Murfreesboro Pike right-of-way, South 45° 53' 06" East 190.39 feet, to a PK Nail (set), said PK being the northeasterly corner of said Avery Ventures, LLC;
Thence, continuing with Avery Ventures, LLC, the following three (3) calls:

1) South 50° 10' 07" West 6.01 feet, to a PK Nail (found);
2) South 52° 19' 59" West 255.34 feet, to an iron rebar (found);
3) North 77° 33' 34" West 156.29 feet, to the Point of Beginning, containing in all 1.38 acres, more or less.

The description provided hereon was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from a survey drawing by M2 Group, LLC entitled "ALTA/NSPS Land Title Survey and Topographic Survey – Parcel ID: 12005019800", dated December 4, 2024, which is an integral part of this description and hereby incorporated by reference.

Being the same property conveyed to Grantor by Special Warranty Deed from Samir Am Nagi

and Nabil Alabdi of record in Instrument No. 20160301-0019466, Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 01, 2016.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 18, 2024 (date of document).

Affiant Signature

December 18, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of December, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON