QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1244233 DEEDQC
03/07/2025 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250307-0017274

STATE OF TN)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th DAY OF December, 2024

NOTARY PUBLIC

My Commission expires: 9/2/28

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Almosawi Revocable Living Trust	SAME	106 01 0 049.00
1120 Warrior Drive		
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BIG ALMOS PROPERTIES LLC

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

ALMOSAWI REVOCABLE LIVING TRUST, AND ABBAS ALMOSAWI RETAINING A LIFE ESTATE AND FATEMAH ALMOSAWI RETAINING A LIFE ESTATE

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **396 Mufreesboro Pike, Nashville, Tennessee 37210**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of December, 2024.

Abbas Almosawi
Big Almos Properties LLC
By: Abbas Almosawi (Member)

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Abbas Almosawi**, authorized agent for Big Almos Properties LLC, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of December, 2024.

My Commission expires: 9/2/28

Notary Public

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT 'A'

BEING ALL OF LOT NO. 6 AND PARTS OF LOT NO. 7 AS SHOWN ON THE MAP OF THE LAND OF THE HEIRS OF MRS. MARY BYRD, DECEASED, AS OF RECORD IN BOOK 547, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT NO. 6 AS SHOWN ON SAID MAP; THENCE N 16 1/2 DEG. E 191 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF ELM HILL OR STONES RIVER PIKE; THENCE WESTWARDLY WITH THE SOUTHERLY MARGIN OF SAID PIKE 152 FEET; THENCE SOUTHWARDLY IN A STRAIGHT LINE TO A POINT IN THE NORTHERLY MARGIN OF MURFREESBORO PIKE AS WIDENED; THENCE WITH THE NORTHERLY MARGIN OF THE MUFREESBORO PIKE EASTWARDLY 143 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE-DESCRIBED PARCEL BUT EXPRESLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PARCEL CONVEYED TO PURITY DAIRIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM JAMES F. JONES AND WIFE, CARLE V. JONES, DATED DECEMBER 2, 2010, RECORDED DECEMBER 9, 2010, OF RECORD IN INSTRUMENT NO. 20101209-0098103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FLOWS, TO-WIT:

COEMMCNING AT AN IRON ROD SITUATED IN THE SOUTHWESTERLY MARGIN OF ELM HILL PIKE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE JAMES AND CARLE JONES PROPERTY OF RECORD IN BOOK 10699, PAGE 764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE ALONG SAID ROAD, N 83°24'36W, A DISTANCE OF 47.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE, LEAVING SAID ROAD, ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°07'26", A RADIUS OF 140.00 FEET, A TANGENT OF 24.84 FEET, A LENGTH OF 49.17 FEET, AND HAVING A CHORD WHICH BEARS S 79°26'06" W, A DISTANCE OF 48.92 FEET TO AN IRON ROD;

THENCE, N 25°01'02" E, A DISTANCE OF 15.21 FEET TO A POINT;

THENCE, S 83°24`36" E, A DISTANCE OF 41.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 232,213 SQUARE FEET OF 0.005 ACRES OF LAND.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BIG ALMOS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM JAMES F. JONES AND WIFE, CAROLE V. JONES, RECORDED ON NOVEMBER 15, 2022, OF RECORD IN INSTRUMENT NO. 20221115-0121724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/17/24 (date of document)

Regina Sullo

Affiant Signature

March 7, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 7th day of March, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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