QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1244237 DEEDQC
03/07/2025 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250307-0017278

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17 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 0 050.00
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: **400 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 17 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'

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

THENCE ALONG SAID ROAD, N 83°24'36"W, A DISTANCE OF 47.66 FEET TO THE POINT OF BEGINNING OF 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 S 25°01'02"W, A DISTANCE OF 126.28 FEEET TO AN IRON ROD SITUATED IN THE NORTHERLY MARGIN OF MURFREESBORO PIKE;

THENCE, ALONG SAID ROAD, N 67°18'23"W, A DISTANCE OF 11.17 FEET TO AN IRON ROD;

THENCE, LEAVING SAID ROAD, ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 75°37'21", A RADIUS OF 44.50 FEET, A TANGENT OF 34.53 FEET, A LENGTH OF 58.73 FEET, AND HAVING A CHORD WHICH BEARS N 05°18'31"W, A DISTANCE OF 54.56 FEET TO AN IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°52'14", A RADIUS OF 140.00 FEET, A TANGENT OF 46.67 FEET, A LENGTH OF 90.09 FEET, AND HAVING A CHORD WHICH BEARS N 50°56'17"E, A DISTANCE OF 88.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,486.87 SQUARE FEET OR 0.08 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, 20 25

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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