Karen Johnson Davidson County
Batch# 1279525 DEEDQC
05/30/2025 09:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250530-0042492

DAVID LEE RICH II, ET AL

TO: *QUITCLAIM DEED*

ISAM LOUIS EL-NIMRI

THIS QUITCLAIM DEED OF REALTY, executed as of the 28th day of May, 2025, by Grantors, DAVID LEE RICH, II, a married man, DERRICK L. RICH, an unmarried man, and DANIEL L. RICH, a married man, to Grantee, ISAM LOUIS EL-NIMRI, an unmarried man,

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to that certain realty situated in the 10th Civil District of Davidson County, Tennessee, being bounded described as follows:

TRACT NO. 1:
Land in the 10th, formerly 20th, Civil District of said County, and being part of Lot No. 5 on the Map of the Subdivision of the Lands of the Heirs of Isam Butterworth and Phillip Joiner, deceased, of record in Book 161, Page 22, Register's Office for Davidson County, and described as follows"

Beginning at a point in the center line of a public road, known as Tinnon Road, at the southwest corner of the Turpin Tract, being the northwest corner of this tract; thence with the center of said road, southerly 175 feet to a point; thence South 88 1/2 degrees East, 185 feet to a point in the easterly line of Lot 5, in the center of Mansker's Creek, the southeast corner of the Old Turpin Tract, and the northeast corner of said Lot 5; thence with the South line of said Old Turpin Tract, North 88 1/2 degrees West, 185 feet to the beginning.

TRACT NO. 2:
Being in the 10th Civil District of said County, being part on Lot No. 5 on the Plan of the Division of the lands of the heirs of Isam Butterworth and Phillip Joiner, deceased, as of record in Book 161, page 22, Register's Office for said County, described as follows:

BEGINNING at a point in the center of Tinnon road, being the southwest corner of the property conveyed to George S. Koonce and wife, by deed from Harold M. Sisco and wife, as of record in Book 2877, page 355, said Register's Office; thence with Koonces' southerly lien, south 88-1/2° east 185 feet to the center of Mansker Creek; being the easterly line of Lot No. 5; thence with the same, south 3-3/4° west 153 feet to a point; thence leaving said Creek, westerly 166 feet to a point in the center of Tinnon Road; thence with the center of the same, northwardly 153 feet to the point of beginning.

Being the same property conveyed to David L. Rich and wife, Linda S. Rich, by deed dated September 7, 1993, from G.T. Hamsley and wife Marie A. Hamsley, recorded September 10, 1993 at 11:20 AM, appearing of record in Book 9076, Page 839, Register's Office for Davidson County, Tennessee. David L. Rich died March 24, 2020, leaving Linda S. Rich surviving tenant by entirety. The said Linda S. Rich, died intestate December 8, 2022, survived by her children and sole heirs at law, Daniel L. Rich, Derrick L. Rich, and David Lee Rich, II. Reference is made to Affidavit of Heirship of record in Instrument No.: 20230124-0005335, Register's Office for Davidson County, Tennessee, vesting the real

property in Daniel L. Rich, Derrick L. Rich and David Lee Rich, II. REFERENCE is made to Tract No. 1 which was conveyed to the Grantee herein, Isam Louis El-Nimri, by Warranty Deed dated October 1, 2024, recorded October 2, 2024 at 12:04 PM, at Instrument No. 20241002-0076475, Register's Office for Davidson County, Tennessee, which omitted Tract No. 2 in said conveyance; therefore, conveying all interest of the Grantors' herein as to Tract No. 1 and Tract No. 2, of the original deed of record in Book 9076, Page 839, and by Affidavit of Heirship of record at Instrument No. 20230124-0005335, Register's Office for Davidson County, Tennessee, to the Grantee herein.

The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

DAVID LEE RICH, II Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David Lee Rich, II, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of May, 2025.

[Affix Notary Seal]

SHELBY PARKS TENNESSEE NOTARY PUBLIC My Comm Exp. Sept. 19, 2028 COUNTY OF ROBERTSON

Notary Public
My Commission Expires: _____

DERRICK L. RICH Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Derrick L. Rich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30th day of May, 2025.

[Affix Notary Seal]

SHELBY PARKS TENNESSEE NOTARY PUBLIC My Comm Exp. Sept. 19, 2028 COUNTY OF ROBERTSON

Notary Public
My Commission Expires: _____

DANIEL L. RICH Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Daniel L. Rich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of May, 2025.

Notary Public
My Commission Expires: _____

[Affix Notary Seal]

SHELBY PARKS
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept. 19, 2028
COUNTY OF ROBERTSON

Property Owners Name and Mailing Address:
Isam Louis El-Nimri
P.O. Box 12
Greenbrier, TN, 37073

Person or Entity Responsible for Payment of Property Taxes:
SAME/OWNER

Property Address:
2430 Tinnin Rd.
Tinnin Rd.
Goodlettsville, TN, 37072

Map and Parcel No.
003-00-0-017.00
003-00-0-054.00

STATE OF TENNESSEE,

COUNTY OF ROBERTSON

The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the 30th day of May, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SHELBY PARKS
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept. 19, 2028
COUNTY OF ROBERTSON

[Affix Notary Seal]

Prepared by – Return to:
Christina M. Bartee, Esq.
BATSON NOLAN PLC
105 Fifth Ave. West, Ste 201
Springfield, TN 37172
(615) 382-4420

Tennessee Certification of Electronic Document

I, Matthw J. Ellis, 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 therewith and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on May 28, 2025 (date of document).

Affiant Signature

May 30, 2025

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 30th day of May, 2025.

Notary Signature

My Commission Expires: 9/15/2027

NOTARY SEAL:

