Karen Johnson
Batch # 1449364
07/20/2026 03:02:33 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260720-0065578

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

LB-BOT-26-6317

THIS INSTRUMENT WAS PREPARED BY
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Westside Center GP	Same as NEW OWNER	
(NAME)	(NAME)	**103 01 0 137.00**
6317 Charlotte Pk		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to its administrative dissolution, **WEST SIDE CENTER, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto, its successor in interest, **WESTSIDE CENTER GP, A TENNESSEE GENERAL PARTNERSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, fully described in **Exhibit A** attached hereto (the "Property") and being improved commonly known as **6317 Charlotte Pk, Nashville, Tennessee 37209**.

This conveyance is made subject to the matters described in Exhibit B attached hereto (collectively, the "Permitted Encumbrances").

Witness my/our hand(s) this the 10 day of July, 2026

West Side Center, Inc.

By: Malek Nabil Yafai
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MALEK NABIL YAFAI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED SIGNATORY of West Side Center, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED SIGNATORY.

Witness my hand and official seal, this the 10 day of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

AFTER RECORDING RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Exhibit A
(Legal Description)

Land in Davidson County, Tennessee, being Commercial Tract No. 1 on the Plan of THE GRINNELL TRACTS, of record in Plat Book 4175, Page 55, Register's Office for Davidson County, Tennessee.

Said Commercial Tract No. 1 fronts 200.00 feet on the Southeasterly margin of Charlotte Pike and runs back between parallel lines 200.0 feet to a dead line on the rear on which it measures 200.0 feet.

Being the same property conveyed to West Side Center, Inc., by Quitclaim Deed from Nabil R. Yafai and Walid R. Yafai, of record in Instrument No. 20160115-0004594, in the Register's Office of Davidson County, Tennessee, dated January 13, 2016, and recorded on January 15, 2016.

Exhibit B
(Permitted Encumbrances)

- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GRINNELL TRACTS, as recorded in Plat Book 4175, Page(s) 55.

- All of the terms and provisions set forth and contained in that certain Lease between Levitt Quach, (also known as Men Khai Quach) and wife, Shannon Quach (also known as Daramony Quach), Lessor, and Loan T. Nguyen, Lessee, a memorandum of which is recorded in Instrument No. 20100521-0039249, Consent, Subordination, Non-Disturbance, and Attornment Agreement recorded in Instrument No. 20100521-0039250.

- All of the terms and provisions set forth and contained in that certain Lease between Levitt Quach, (also known as Men Khai Quach) and wife, Shannon Quach (also known as Daramony Quach), Lessor, and Ahmad M. Nagi and Walid Yafai, Lessee, a memorandum of which is recorded in Instrument No. 20100429-0032650, Consent, Subordination, Non-Disturbance, and Attornment Agreement recorded in Instrument No. 20100429-0032651.

- A deed of trust executed by West Side Center, Inc., a Tennessee corporation in favor of Roy L. Harmon, as trustee, to secure Bank of Tennessee, a Tennessee state banking corporation, recorded January 15, 2026 in Instrument No. 20160115-0004595 and Scrivener's Affidavit recorded in Instrument No. 20160322-0027205, as modified by document recorded in Instrument No. 20210226-0024951, in the original principal sum of $888,000.00.

- An UCC-1 Financing Statement naming Bank of Tennessee as secured party and West Side Center, Inc. as debtor, filed January 15, 2016, recorded in Instrument No. 20160115-0004596 as amended in Instrument No. 20200924-0110004 and Instrument No. 20251204-0096363.

- A deed of trust executed by West Side Center, Inc. in favor of William Barrett, as trustee, to secure Bank of Tennessee, a Tennessee state banking corporation, recorded March 11, 2022 in Instrument No. 20220311-0028409, in the original principal sum of $565,662.00. Maturity Date: April 07, 2026.

- An Assignment of Rents and Leases from West Side Center, Inc. a Tennessee corporation to Bank of Tennessee, a Tennessee state banking corporation recorded March 11, 2022, in Instrument No. 20220311-0028410.

- An UCC-1 Financing Statement naming Bank of Tennessee as secured party and West Side Center, Inc. as debtor, filed March 11, 2022, recorded in Instrument No. 20220311-0028411.