QUITCLAIM DEED

File No. 270600488

Davidson County DEEDQC
Recvd: 11/13/07 13:11 1 pgs
Fees:12.00 Taxes:0.00

Record & Return To:

20071113-0132979

Regal Properties, Inc.
116 31st Ave N., # 202
Nashville, TN 37203

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 6th DAY OF ~~OCTOBER~~ November, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-23-2010

(AFFIX SEAL)

MARTHA M. SPIGGLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Properties, Inc.	Owner	Map 092-16-0 Parcel 355.00
(NAME) 116 31st Avenue N., # 202	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BEHZAD SEDAGHAT AND AFSHIN M. YAZIDAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **REGAL PROPERTIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 207, Horizontal Property Regime University House Condominium, as shown on Exhibit "C" to Master Deed of record in Instrument No. 20070418-0046460, and amended in Instrument No. 20070521-0060541 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Behzad Sedaghat and Afshin M. Yazidan by Warranty Deed dated June 11, 2007 and filed of record in Instrument No. 20070619-0073230, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Midtown Properties Partnership, a Tennessee General Partnership, by Warranty Deed from Powell Investment company, LC a Tennessee limited partnership, dated February 9, 2007 and filed of record in Instrument No. 20070209-0017378, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 Real property taxes and every year thereafter; Master Deed and By-Laws of record in Instrument No. 20070418-0046460, and amended in Instrument No. 20070521-0060541, said Register's Office; Charter for HOA filed in Instrument No. 20070425-0049121, said Register's Office; Subject to any and all matters on plan of record as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20070418-0046460, and amended in Instrument No. 20070521-0060541; all in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 806 18th Avenue S. Condominium 207, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this _____ day of October, 2007.

Behzad Sedaghat

Afshin M. Yazidan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Behzad Sedaghat and Afshin M. Yazidan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of ~~October~~ November 2007.

Notary Public
My Commission Expires: 1-23-2010

MARTHA M. SPIGGLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY