Book 12
#14382

FROM: Ali M. Zolfaghari

Davidson County DEEDQC
Recvd: 06/26/08 14:44 1 pg
Fees:12.00 Taxes:0.00

20080626-0066054

To: Nader Karshenas

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Nader Karshenas	Owner	134-123
7031 Willowick Dr		
Brentwood TN 37027		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever greater, for this transaction is $ 0.00

affiant

Subscribed and sworn to before me this the 19 day of June, 2008

Heidi Jo Clayton
Notary Public
Commission Expires: 7/25/09

I, Ali M. Zolfaghari, unmarried, do hereby quitclaim to Nader Karshenas, my Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being described as follows, to wit:

TRACT I

Beginning at a point in the center of Mill Creek Valley Pike where it intersects wit the center line of County Record, said point being the southeasterly corner of a tract conveyed to Clarence B. Turner and wife, Ethel J. Turner by deed of record in Book 794, Page 209, Register's Office for Davidson County, Tennessee; thence with the center of said County Road north 30 ½ degrees east 125 feet to a point; thence north 37 ½ degrees west 80 feet to a point; thence south 30 ½ degrees west 125 feet to the corner of said Mill Creek Valley Pike; thence with the center line of said Pike south 37 ½ degrees 80 feet to the point of beginning.

TRACT II

Beginning at a point in the center of a County Road at the northeast corner of the property conveyed to Robert G. Kay and wife, Frances Walker Kay by deed of record in Book 1449, page 387, Register's Office for Davidson County, Tennessee, thence with Kay's northerly line westwardly 80 feet; being Kay's northwest corner; thence northwardly and parallel with the center of said County Road 50 feet; thence eastwardly and parallel with Kay's northerly line 80 feet to the center of said County Road; thence with the center of same southwardly 50 feet to the beginning. Included in these descriptions but excluded from the conveyance are those portions conveyed as right-of-way in Book 1104, page 623.

Being the same property conveyed to Ali M. Zolfaghari, by deed of record in Instrument No. 20060127-0010858, said Register's Office.

Unimproved ( )
This is improved property (X) known as 1250 Antioch Pike, Nashville, Tennessee, 37211

Witness our/my hand(s) this the 19 day of June, 2006.

Ali M. Zolfaghari

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ali M. Zolaghari with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee this 19 day of June, 2008

Heidi Jo Clayton
Notary Public
Commission Expires: 7/25/09