Davidson County DEEDQC
Recvd: 01/29/09 10:22 2 pgs
Fees:12.00 Taxes:0.00

20090129-0007643

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me this 23rd day of January, 2009.

NOTARY PUBLIC

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/24/09

Address New Owners as Follows:
Reuben Wayne Taylor
628 Pewitt Dr
Brentwood TN 37027

Send Tax Bills To:
SAME

Map-Parcel:
Map: 081-16-0-412
Map: 081-16-0-411
Map: 092-04-0-004.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Deborah T. Sarmadi and Mark Sarmadi,** Grantors, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Reuben Wayne Taylor,** Grantee. Said property conveyed herein is described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot 221, as shown on the map entitled Harding's Second Addition to Nashville, of record in Plat Book 21, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Deborah T. Sarmadi and Mark Sarmadi, by Quitclaim Deed, from Kevin McClain, of record in Instrument No. 20080123-0106296, Dated October 17, 2008, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being the Southerly 57 feet of Lots 219 and 220 on the Plan of Harding's Second Addition to Nashville, of record in Plat Book 21, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
Said Lot fronts 57 feet on the Easterly side of 16th Avenue North, formerly Park Street and runs back with the Northerly margin of an alley 100 feet to a dead line.

Being the same property conveyed to Deborah T. Sarmadi and Mark Sarmadi, by Quitclaim Deed, from Kevin McClain, of record in Instrument No. 20081023-0106296, Dated October 17, 2008, Register's Office for Davidson County, Tennessee.

Tract 3:
Land in Davidson County, Tennessee, being the Westerly 23 feet of Lot 216 and the Easterly 15 feet and 5 inches of Lot 217 of Harding's Second Addition to Nashville, of record in Plat Book 21, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
Said Lot fronts 40 feet and 5 inches on the North side of Harding Street and runs back between parallel lines 170 feet to a 15 foot alley in the rear.

Being the same property conveyed to Deborah T. Sarmadi and Mark Sarmadi, by Quitclaim Deed, from Kevin McClain, of record in Instrument No. 20081023-0106296, Dated October 17, 2008, Register's Office for Davidson County, Tennessee.

This is improved property known as:
1509 Jefferson Street, Nashville, TN 37208 (Tract 1)
1030 16th Avenue North, Nashville, TN 37208 (Tract 2)
1506 Meharry Blvd., Nashville, TN 37208 (Tract 3)

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of January, 2009.

Deborah T. Sarmadi

Mark Sarmadi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah T. Sarmadi, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 23rd day of January, 2009.

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

My Commission Expires: 9/16/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Sarmadi, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 23rd day of January, 2009.

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

My Commission Expires: 9/16/09