This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Land Development.com, Inc. **798 Old Hickory Blvd.** **Brentwood, TN 37027**	**New Owner**	**104-06-0-106.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **ARASHK AFRAKHTEH AND PAOLA SELENA MARTINEZ, HUSBAND AND WIFE,** by these presents does hereby quitclaim and convey unto **LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION,** its heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being parts of Lots 73 and 74 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County. Said parts of said lots adjoin and front together 90 feet on the southwesterly side of Acklen Avenue, (formerly Love Circle) and run back between lines 95 feet to a dead line, measuring 92.6 feet thereon.

Being the same property conveyed to ARASHK AFRAKHTEH, by deed from VIPUL TULSI LAKHANI and CARMEL COLGROVE LAKHANI, of record in Instrument No. 20110707-0051851, dated June 28, 2011, said Register's Office.

The undersigned, **PAOLA SELENA MARTINEZ**, spouse of **ARASHK AFRAKHTEH**, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

This is improved property known as **3351 Acklen Avenue, Nashville, TN 37212**.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

ARASHK AFRAKHTEH

PAOLA SELENA MARTINEZ

BILL GARRETT, Davidson County
Trans:T20150010643 DEEDQC
Recvd: 02/11/15 10:12 2 pgs
Fees:12.00 Taxes:0.00
20150211-0012632

STATE OF TN
COUNTY OF Williamson

On this 5 day of February, 2015, before me personally appeared **ARASHK AFRAKHTEH** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 5 day of February, 2015.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6/26/2016

STATE OF TN
COUNTY OF Williamson

On this 5 day of February, 2015, before me personally appeared **PAOLA SELENA MARTINEZ** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand this 5 day of February, 2015.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6/26/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 5th day of February, 2015.

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Hillary Torrence
Notary Public
My commission expires: 11-28-16