This instrument prepared by:
Julie Cornell
109 Westpark Drive, Suite 300
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150049135 DEEDQC
Recvd: 06/19/15 12:05 3 pgs
Fees:17.00 Taxes:0.00
20150619-0058875

Record and return to:
Same as preparer

Address of New Owner:
Zachery R. Mosayebi and
Lindsay H. Mosayebi
1133 McChesney Avenue
Nashville, TN 37216

Send Tax Bills to:
Same as new owner

Map/Parcel:
083.01-0-088.00 and
083.01-0-093.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, Zachery R. Mosayebi, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto Zachery R. Mosayebi and Lindsay H. Mosayebi, husband and wife, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of the north part of Lot No. 59 on the Map of Jones and Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County and described according to a copy of a survey made February 12, 1945, by S.R. Sanford Jr., surveyor and partly described and shown on a Surveyor's Certificate, as of record in Book 3281, page 301, Register's Office, as follows:

Beginning at a point in the west margin of Gallatin Pike at a Railroad spike 22.5 feet south of the south margin of an alley, which alley is marked by a cross cut in the sidewalk, thence westerly 60 feet to a stake; thence northerly 21 feet to a stake in the south margin of said alley in a fence line, said point being 65 feet west of the west margin of the Gallatin Pike, as measured from the cross cut in the sidewalk above mentioned; thence with the margin of said alley, westerly 34 feet to a post and stake at the corner of Lot No. 38 and 59 in a fence line; thence along the line between said lots and along said fence southerly 52 1/2 feet to a point; thence easterly 85.7 feet to a railroad spike in the west margin of the Gallatin Pike, being 85 feet 6 inches north or the north margin of Sharpe Avenue; thence with the west margin of said Pike northerly 50 feet to the beginning point.

Being the same property conveyed to Cynthia Marie Hayes (1/3 interest), Steven Dale Hamsley (1/3 interest) and Frankie June Kestner (1/3 interest) by Deed of record in Instrument #200909090084321 recorded September 9, 2009, Register's Office for Davidson County, Tennessee.

This is improved property known as 1104 Gallatin Ave. a/k/a 1104 Gallatin Rd., Nashville, Tennessee 37206.

Being the northerly 44 feet of lot No. 57 in Jones and Bradford's Subdivision of record in book 161, page 142, Register's Office for said County.

Said part of lot No. 57 fronts 50 feet on the southerly side of an alley and extends back between parallel lines 44 feet to a dead line.

Being the same property conveyed to Cynthia Marie Hayes (1/3 interest), Steven Dale Hamsley (1/3 interest) and Frankie June Kestner (1/3 interest) by Deed of record in Instrument #200909090084322 recorded September 9, 2009, Register's Office for Davidson County, Tennessee.

This is improved property known as 0 Sharpe Ave., Nashville, TN 37206.

Being the same property conveyed to Zachery R. Mosayebi by deed from Cynthia Marie Hayes, Steven Dale Hamsley and Frankie June Kestner of record in Instrument Number 20091102-0101159, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 1047B Sharpe Ave., Nashville, Tennessee 37206.

Grantor intends by this instrument to create an estate by the entireties with Grantor's spouse in and to the entire interest in the property previously held by Grantor.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of May, 2015.

Zachery R. Mosayebi, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Zachery R. Mosayebi, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2015.

My Commission Expires: 7/3/17

Notary Public

JULIE D. CORNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00
This transfer creates an estate by the entireties.

Zachery R. Mosayebi, Grantee

Lindsay H. Mosayebi, Grantee

Subscribed and sworn to before me this 7th day of May, 2015.

Notary Public

My Commission Expires: 7/3/17

JULIE D. CORNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017