BILL GARRETT, Davidson County
Trans:T20150097566 DEEDQC
Recvd: 11/17/15 09:19 2 pgs
Fees:13.00 Taxes:92.50
20151117-0116411

FROM: NADER KARSHENAS

TO: DANIEL KARSHENAS

QUITCLAIM DEED

Address of New Owner:
DANIEL KARSHENAS
6940 Scarlette Ridge Dr
Brentwood, TN 37027

Send Tax Bills To:
OWNER

Map & Parcel:
147 07 0 119.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3325 Aspen Grove Dr, Ste 104
Franklin, TN 37067
#

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever greater, for this transaction is
$ 25,000.00

X _____
affiant

Subscribed and sworn to before me this the 12 day of NOVEMBER 2015.

_____
Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

I, **NADER KARSHENAS**, do hereby quitclaim to **DANIEL KARSHENAS, HIS** Heirs and Assigns, all my rights, title and interest in the following land located in **DAVIDSON** County, Tennessee described as follows: To-Wit:

SEE EXHIBIT A

Being the same property conveyed to NADER KARSHENAS, by Deed of record in INSTRUMENT NO. 201502250016205, said Register's Office..

This is UNimproved property (X) known as
349 FLORA MAXELL ROAD, NASHVILLE, TN 37211

Witness my hand(s) this the 12 day of NOVEMBER 2015.

X _____
NADER KARSHENAS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name **NADER KARSHENAS**, The bargainor(s), 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 or the purpose therein contained.

Witness my hand and official seal at Franklin, TN, this the 12 day of NOVEMBER 2015.

_____
Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

EXHIBIT A
PROPERTY DESCRIPTION

Land in the 5th, formerly the 7th, Civil District of said County, being the westerly one-half of lot No. 4 in the Subdivision of a 4.52 acres owned by Chester Maxwell described according to a survey made by Z. J. Wilkinson, Surveyor, March 12, 1948, as follows:

Beginning on the northerly margin of an 18 foot road at the southeast corner of the property conveyed to Claud Blake and wife by deed from Chester Maxwell and wife, of record in book 1973, page 244, said Register's Office; thence with Blake's easterly line northwardly 115.3 feet; thence eastwardly 50 feet; thence southwardly 115.3 feet to the northerly margin of said 18 foot road; thence with said road westwardly 50 feet to the beginning.

