QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: Oct 7, 2019
(AFFIX SEAL)

SAMANTHA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
213 Properties, LLC	NEW OWNER	119-13-0-168.00 119-13-0-169.00 119-13-0-177.00
(NAME) **26 Inveraray Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRUCE YAZDIAN and GITI YAZDIAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY **213 PROPERTIES, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 9 on the Map (or Plan) of College Heights Subdivision, or record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is made for a complete legal description.
Map & Parcel No. 119-13-0-168.00
Street Address: 465 Morton Avenue and 3017 Nolensville Pike
Nashville, Tennessee 37211

Tract 2: Land in Davidson County, Tennessee, being Lot No. 81 on the Map (or Plan) of College Heights Subdivision, or record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is made for a complete legal description.
Map & Parcel No. 119-13-0-177.00
Street Address: 467 Morton Avenue
Nashville, Tennessee 37211

BILL GARRETT, Davidson County
Trans:T20160028182 DEEDQC
Recvd: 04/07/16 09:10 2 pgs
Fees:12.00 Taxes:0.00
20160407-0033255

Being the same property conveyed to Bruce Yazdian and wife, Giti Yazdian, by Quitclaim Deed to Combine Separate Parcels Into a Single Parcel from Bruce Yazdian and wife, Giti Yazdian, of record as Instrument No. 20140409-0029596 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 465 Morton Avenue, Nashville, TN 37211
467 Morton Avenue, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (Postal Zip)

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 30th day of March, 2016.

Bruce Yazdian

Giti Yazdian

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bruce Yazdian and Giti Yazdian,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2016.

Commission expires: Oct 7, 2019

Notary Public

SAMANTHA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY