QUITCLAIM DEED

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

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, 2017

(AFFIX SEAL)

SAMANTHA JACKSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E3 PROPERTIES, LLC	NEW OWNER	**119-13-0-178.00**
(NAME)	(NAME)	
26 Inveraray Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRUCE YAZDIAN and GITI YAZDIAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **E3 PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 80 on the Map (or Plan) of College Heights Subdivision, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to BRUCE YAZDIAN and wife, GITI YAZDIAN by Warranty Deed from WARREN D. ARMOUR AKA WARREN DOUGLAS ARMOUR, AN UNMARRIED PERSON, dated November 8, 2013, and of record in Instrument Number 20131108-0116121, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 469 Morton Avenue, Nashville, TN 32711

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

BILL GARRETT, Davidson County
Trans:T20160028182 DEEDQC
Recvd: 04/07/16 09:10 2 pgs
Fees:12.00 Taxes:0.00
20160407-0033256

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 our hands 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 Davidson County, Tennessee, this 30th day of March, 2016.

My Commission expires: Oct 7, 2019

SAMANTHA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public