QUITCLAIM DEED

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

Bruce Y
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
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OAKS HOLDINGS, LLC	NEW OWNER	**118-11-0-44.00**
(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**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **OAKS HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the easterly margin of West Iris Drive, at the corner of Lots 1 and 2; thence N. 58 deg 53 min E a distance of 140.6 feet to the southwesterly line of Lot #3; thence S. 38 deg 19 min E a distance of 11.2 feet to a point on the southwesterly line of Lot #3; thence S. 5 deg 10 min W. a distance of 169.5 feet to a point on the northerly margin of Thompson Lane; thence N. 89 deg 9 min W a distance of 25.86 feet to the point of beginning of a curve; thence northwesterly around a curve 64.61 feet to a point on the easterly margin of West Iris Drive; thence N. 27 deg 24 min W. a distance of 80.74 feet to the point of beginning.

Being the same property conveyed to Bruce Yazdian by Quitclaim Deed from Yazdian Construction Company, dated September 3, 2010, and of record in Instrument Number 20100907-0070725, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 736 Thompson Lane, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160028182 DEEDQC
Recvd: 04/07/16 09:12 2 pgs
Fees:12.00 Taxes:0.00
20160407-0033261

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

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,** 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 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