BILL GARRETT, Davidson County
Trans:T20160051312 DEEDQC
Recvd: 06/17/16 08:05 3 pgs
Fees:17.00 Taxes:0.00
20160617-0061378

THIS DOCUMENT PREPARED BY:

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ NONE.

Bryan Howard
Affiant

Subscribed and sworn to before me this 6th day of June, 2016.

Notary Public

My Commission Expires: 05/05/2016

CYNTHIA L. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
JJZ Realty Partnership PO Box 50559 Nashville, TN 37205	SAME	103-01-0-027.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Jeffrey J. Zander, Trustee of the Toxaway Real Estate Trust, and Shervin Eftekhari (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interests in the subject parcel of real property, hereby release, remise and quitclaim unto JJZ Realty Partnership, a Tennessee general partnership, all right, title and interest of the Grantors in and to certain tract or parcel of land being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 1st day of June, 2016.

TOXAWAY REAL ESTATE TRUST

By: _____
Jeffrey J. Zander, Trustee

_____
Shervin Eftekhari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey J. Zander, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 6 day of June, 2016.

AMANDA ANDREWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 9-10-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shervin Eftekhari, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 6 day of June 6, 2016.

AMANDA ANDREWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 9-10-18

EXHIBIT A
Legal Description

Being that certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot 1, as shown on the map entitled Resubdivision of the Rosenblum Tract, of record in Book 5210, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey J. Zander, Trustee of the Toxaway Real Estate Trust by Warranty Deed from Richland Center LLC, dated February 24, 2015, of record at Instrument No. 20150227-0017070 in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Shervin Eftekhari by Warranty Deed from the Toxaway Real Estate Trust, of record at Instrument No. 20160608-0057878, in the Register's Office for Davidson County, Tennessee.