QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160100112 DEEDQC
Recvd: 11/14/16 11:13 2 pgs
Fees:12.00 Taxes:0.00
20161114-0119617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
RYAN LUX
DAVIDSON COUNTY
EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fair Lane Properties, LLC	**Same**	
(NAME)	(NAME)	
115 Penn Warren Drive, Suite 300 #162		**10506035000** **10506035100** **10506035200**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FAIR LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND REJA FERDOWSI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **FAIR LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1, 2 AND 3 OF FAIR LANE PROPERTIES, LLC'S RESUBDIVISION OF LOTS 8, 10 & 12 OF MRS. MATILDA ALLOWAY'S SUBDIVISION, AS OF RECORD IN INSTRUMENT NUMBER 20161102-0116007, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FAIR LANE PROPERTIES, LLC, BY QUITCLAIM DEED FROM REJA FERDOWSI, OF RECORD IN INSTRUMENT NUMBER 20150805-0077622, AND ALSO THE SAME PROPERTY CONVEYED TO REJA FERDOWSI, BY QUITCLAIM DEED FROM FARIBORZ FERDOWSI AND WIFE, LELA FERDOWSI, OF RECORD IN INSTRUMENT NUMBER 20131223-0129557, AND ALSO THE SAME PROPERTY CONVEYED TO REJA FERDOWSI, BY QUITCLAIM DEED FROM FARIBORZ FERDOWSI AND WIFE, LELA FERDOWSI, OF RECORD IN INSTRUMENT NUMBER 20131223-0129554, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved**

property known as **756, 758 AND 762 Alloway Street, Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 8 day of November, 2016.

Reja Ferdowsi

Fair Lane Properties, LLC
By: Reja Ferdowsi, Sole Member

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Reja Ferdowsi**, the within named bargainor, 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, this the 8 day of November, 2016.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

On this the 8 day of November, 2016, before me personally appeared **Reja Ferdowsi**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of **Fair Lane Properties, LLC**, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of **Fair Lane Properties, LLC**, as Sole Member.

Witness my hand and official seal, this the 8 day of November, 2016.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212