QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160101696 DEEDQC
Recvd: 11/17/16 10:22 2 pgs
Fees: 12.00 Taxes: 0.00
20161117-0121245

N-QCD-16-3260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2016

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Asghar Kheshti	**NEW OWNER**	
(NAME) **3260 Anderson Road**	(NAME) 7805 Harpeth View Dr.	**150-03-0-122.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASGHAR KHESHTI, MARRIED, AND JOHN E. FONSECA, UNMARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ASGHAR KHESHTI, MARRIED,** hereinafter called the Grantees, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 2B, Zone Lot Division of Lots 2, 3 and 4, Justin Townes, Section One, of record in Book 5200, Page 473, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Asghar Kheshti, married, and John E. Fonseca, unmarried, from Robert F. Bratcher, Jr., unmarried, by Warranty Deed of record in Instrument No. 20101220-0101078, Register's Office for Davidson County, Tennessee, dated December 16, 2010 and recorded on December 20, 2010.

The said Asghar Kheshti hereby certifies that subject property was never his marital residence.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3260 Anderson Road, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 15 day of November, 2016.

Asghar Kheshti

John E. Fonseca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASGHAR KHESHTI, 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 15 day of November, 2016.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. FONSECA, 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 15 day of November, 2016.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212