Davidson County DEEDQC
Recvd: 11/23/16 11:46 4 pgs
Fees:22.00 Taxes:0.00
20161123-0123785

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
STS Property Group, LLC 206 Thompson Lane Nashville, Tennessee 37211	New Owner	P/O 105-16-0-256.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave. Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2016.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **STS Property Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer, quitclaim and convey unto **STS Property Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, Grantee's representatives, successors and assigns, all of Grantors' right, title and interest in and to a certain real property lying and being situated in Davidson County, State of Tennessee, unimproved property commonly known as 336 Vivelle Avenue, Nashville, Tennessee 37211, as more particularly described on Exhibit "A" attached hereto and incorporated herein.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record as well as all applicable zoning and building regulations.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of November, 2016.

STS PROPERTY GROUP, LLC,
a Tennessee limited liability company

By: _____

Name: Ali Shahosseini

Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of STS Property Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Ali Shahosseini as its Member.

Witness my hand and official seal at office, this 17th day of November, 2016.

_____
Notary Public
My commission expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 27 on the Plan of the Subdivision of the Jane Watkins Tract, as of record in Plan Book 2, page 108, Chancery Court of Nashville, Tennessee.

Said Lot No. 27 fronts 50 feet on the southerly side of Vivelle Avenue and runs back between parallel lines 150 feet t to an alley.

Being a part of the property conveyed to STS Property Group, LLC, a Tennessee limited liability company by quit claim deed from STS Property Group, LLC, dated August 19, 2013, of record in Instrument No. 20130822-0088656, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CMC

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Reese, a notary public for this county and state, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whos signature I have witnessed.

Sondra Reese

Notary's Signature

My Commission Expires: 3/3/2020

Notary's Seal (if on Paper)

