BILL GARRETT, Davidson County
Trans:T20170005601 DEEDQC
Recvd: 01/20/17 08:33 2 pgs
Fees:12.00 Taxes:0.00
20170120-0006272

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

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 4 day of January, 2017.

Notary Public

My Commission Expires:

LISA FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 3, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashraf Ayad 1312 Blairfield Dr. Antioch, TN 37013	Owner	174-11-A-109.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Farokh Fani and Ashraf Ayad** ("Grantor") does hereby quitclaim and convey unto **Ashraf Ayad, a married man** ("Grantee"), her heirs and assigns, all of the my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 205, on the Plan of Cane Ridge Farms, Phase One, Section Three, according to survey and plat of same appearing of record in Instrument No. 20020712-0084136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Farokh Fani and Ashraf Ayad by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated May 4, 2011, recorded May 23, 2011, of record in Instrument No. 20110523-0039172, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1312 Blairfield Dr., Antioch, Tennessee 37013**.

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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22ND day of DECEMBER, 2016.

Farokh Fani

Ashraf Ayad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farokh Fani and Ashraf Ayad, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22ND day of DECEMBER, 2016.

Jason Law
Any County Tennessee
Commission Expires May 5, 2020
NOTARY PUBLIC

Notary Public

My Commission expires: MAY 5 2020