QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170031197 DEEDQC
Recvd: 04/13/17 10:40 2 pgs
Fees:12.00 Taxes:0.00
20170413-0036140

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 11 DAY OF ~~JUNE~~ April, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)**
Hamidullah Durani	**Owner**	
(NAME) 1200 Old Hickory Blvd	(NAME)	**133-06-0-274-00**
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, I, **LAWRENCE PAUL LUMSDEN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **HAMIDULLAH DURANI,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being lot two as shown on the plan titled Resubdivision of Lots 51 and 53 of The McLester Addition To Nolen Heights, of record in Book 7900, page 72, Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at an iron pin situated in the easterly margin of Nolensville Pike, said point being southwest corner of a 15 foot wide alley; thence, along said alley, S 87 deg. 10' 00" E, a distance of 385.76 feet to a pin in the westerly line of the Grover C. White property; thence, S 02 deg. 36' 16" W, a distance of 118.00 feet to a point; thence N 87 deg. 10' 00" W, a distance of 140.04 feet to a point; thence, S 63 deg. 13' 09" W, a distance of 154.80 feet to the easterly margin of Nolensville Pike; thence, along said road, N 27 deg. 01' 00" W, a distance of 224.24 feet to the point of beginning and containing 1.110 acres of land, more or less.

Being the same property conveyed to Lawrence Paul Lumsden by warranty deed from Randolph A. Huffman of record in Instrument No. 20010621-0066117 Register's Office for Davidson County, Tennessee, dated 06/20/2001 and recorded on 06/21/2001. (Value of consideration shown in aforementioned deed $450,000.00.) Being also known as 3600 Nolensville Pike Nashville, Tennessee 372113202.

This conveyance is subject to any and all existing easements and restrictions as shown of record. 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
( ) unimproved
(X) improved
property known as **3600 Nolensville Pike, Nashville, Tennessee 37211**

Witness my hand this 11th day of April, 2017

Lawrence Paul Lumsden

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of April, 2017, before me personally appeared Lawrence Paul Lumsden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of April, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

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