This instrument prepared by:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn before me on this 24th day of July 2017.

Notary Public
My Commission expires: 3/31/21

Address of New Owner:
Farokh Fani
1453 Bell Road, Suite 106
City State Zip

Send Tax Bills To:
Same as New Owner

Map-Parcel:
148-12-0241.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Anthony McCoy**, unmarried, ("Grantor") do hereby grant, transfer, release, remise and forever quitclaim unto **Farokh Fani** ("Grantees"), their heirs, and assigns, forever, their entire right, title,

BILL GARRETT, Davidson County
Trans:T20170064292 DEEDQC
Recvd: 07/26/17 15:54 2 pgs
Fees:12.00 Taxes:0.00
20170726-0075890

and interest in and to a certain tract of land situated in DAVIDSON County, Tennessee, with said tract of land being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 183 on the Plan of Terragon Trails, Section 5, as of record in Book 5050, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James R. Sharp by Warranty Deed from Marvin R. Smith and wife, Sandra Smith, dated 09/08/89, filed for record on 09/13/89 and recorded in Book 7936, Page 880, in the Register's Office for Davidson County, Tennessee. The said James Sharp having died intestate, on May 11, 2016, subject property passing to his sole heir-at-law Anthony McCoy

(Property Address: 4709 Tarragon Trail, Antioch, TN 37013)

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 24th day of July 2017.

GRANTOR:

Anthony McCoy

Anthony McCoy

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Anthony McCoy**, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 24th day of July, 2017.

Commission Expires: 3/31/21

Notary Public

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY