QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Bill Garrett Davidson County
Batch# 34378 DEEDQC
12/07/2017 10:08:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171207-0124847

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)
Merani Properties, GP	**Same**	
(NAME)	(NAME)	**105-08-0-154.00**
2410 Cruzen St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, WE, **REBER MERANI AND RANGEBAR MERANI, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **MERANI PROPERTIES, GP A TENNESSEE GENERAL PARTNERSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Guilford Dudley's Addition to Nashville of record in Plat Book 332, Page 73, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 54.5 feet on the north side of Industry Street, formerly Mill St., and runs back between parallel lines, along the West margin of Geyser Street, 140 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO REBER MERANI AND RANGEBAR MERANI, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM LORAINE WRIGHT AND JOHN DEE WHITTEMORE AND LUCILLE BASHAW, OF RECORD IN INSTRUMENT NUMBER 20170705-0067134, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 26TH DAY OF JUNE, 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved property known as: **52 Industry Street, Nashville, TN 37210**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 28 day of November, 2017.

Reber Merani

Rangebar Merani

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Reber Merani**, 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 28 day of November, 2017.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rangebar Merani**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of November, 2017.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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