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
STATE OF TENNESSEE NOTARY PUBLIC
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

20171207-0124848

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)	
2410 Cruzen St		**119-1-139.00**
(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:

TRACT 1: Being the southerly 65 feet of the easterly one-half of Lot 1 on the Plan of Resubdivision of Lots Nos. 17, 18 and 19, Cumberland Nurseries, of record in Plat Book 161, page 166, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to The Tennessee Property Company by James M. McKnight and wife of record in Book 2012, page 451, said Register's Office, said point being 65 1/2 feet east of the easterly margin ofWickson Avenue in the line between Lots Nos.1 and 2; thence with the line between said two lots eastwardly 65 1/2 feet to the corner of Lots No.1 and 2; thence northwardly with the easterly line of said Lot No. 1, 65 feet to a point 130 feet south of the southerly margin of Glenrose Avenue; thence westwardly 67 feet, more or less, to the easterly line of said Tennessee Property Company's property; thence with the same southwardly 65 feet to the beginning.

TRACT 2: Land in Davidson County, Tennessee, being the northerly portion of the easterly one-half Of Lot No.1 on the Map ofResubdivision ofLots Nos. 17, 18 and 19, Cumberland Nurseries, a plan of said Resubdivision is of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Glenrose Avenue, said point being the northeast corner of the property conveyed to the Tennessee Property Company of record in Book 2012, page 451, Register's Office for said County; thence with the said The Tennessee Property Company's east line south 125 feet, more or less, to northwest corner of the property conveyed to the Tennessee Property Company of record in Book 2016, page 231, Register's Office for said County; thence with the said The Tennessee Property Company's north line east 67 feet, more or less, to a point in the east line of said Lot No.1; thence with said east line north 130 feet to the southerly margin of Glenrose Avenue, thence in Westerly direction along said southerly margin 70 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO REBER MERANI AND RANGEBAR MERANI, BY WARRANTY DEED FROM JOSEPH EDWARD STINSON AND SIRCI LYNN STINSON, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20160824-0088360, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED 19TH DAY OF AUGUST, 2016.

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

***This instrument has bee

This is
( ) **unimproved**
(X) **improved** property known as: **305 Glenrose Avenue, 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