File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 43482 DEEDQC
01/02/2018 01:58:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180102-0000458

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $|$-0*

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rashid Nowroozi and Hamid K. Heidari	Same	MAP 105
(NAME) 3409 Maple Timber Drive	(NAME)	GROUP 08 0
(ADDRESS) Antioch, TN 37013	(ADDRESS) ,	PARCEL 285.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Masoud Nazariat, Rashid Nawroozi, Hamid K Heidari and Sima Norouzi

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rashid Nowroozi
and
Hamid Heidari,
each an undivided one half interest

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 2, on the Plan of the Resubdivision of Old Fairgrounds Subdivision, Part of Lots 32, 33, 36, 39, 42 and all of Lots 34, 35, 40 and 41, of record in Plat Book 6200, Page 713, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Hart Street, said point being 336.47 feet easterly along the right-of-way margin of Hart Street, from the radius return of the intersection of Hart Street with Lewis Street; thence leaving the margin of Hart Street and with the common line between Lots 1 and 2 on aforesaid plat, S29 deg. 28' 17" W, 204.27 feet to a point; thence N86 deg. 20' 25" W, 17.86 feet to a point; thence S5 deg. 24' 35" W, 64.5 feet to a point; thence N 86 deg. 20' 25" W, 20.0 feet to a point; thence S 7 deg. 20' 53" W, 285.46 feet to a point in the northerly margin of Factory Street; thence leaving said common line between Lots 1 and 2 and with the northerly margin of Factory Street, S 85 deg. 27' 44" E. 252.51 feet to a point; thence leaving the northerly margin of Factory Street N 10 deg. 46' 18" E, 53.97 feet to a point in the southerly margin of Hart Street; thence with the southerly margin of Hart Street N 83 deg. 35' 20" W, 171.53 feet to the point of beginning, containing 2.95 acres, more or less.

Being the same property conveyed to Rashid Nowroozi, Masoud Nazariat, and Malek Faradji, by Warranty Deed from William F Burgess and wife Tina R Brugess and John Lloyd Burgess, dated November 5, 1999 and recorded on November 8, 1999, of record in Book 11736, page 290, and being further conveyed to Hamid K. Heidari and Sima Norouzi by Warranty Deed from Malek Faradji, dated April 7, 2014 and recorded April 23, 2014, of record in Instument No. 20140423-0034292, Register's Office in and for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **47 Hart Street, Nashville, Tennessee 37210.**

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

WITNESS my hand and official seal at office this 28th day of December, 2017.

Masoud Nazariat

Rashid Nawroozi

Hamid K. Heidari

Sima Norozi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Masoud Nazariat, Rashid Nawroozi, Hamid K Heidari and Sima Norouzi, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027