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Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant Theresa L. Smith

Subscribed and sworn to before me this 31ST day of **January, 2018.**

Notary Public

My Commission Expires: 5/3/21

QUITCLAIM DEED

Address New Owner:
KBG Properties, LLC.
720 Kaeden Pointe Court
Antioch, TN 37013

Send Tax Bills To:
SAME

Map-Parcel Numbers:
144-00-0-021.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Kaveh Gharaei, unmarried** by these presents does hereby transfer and quitclaim and convey unto **KBG Properties, LLC,** its successors and assigns, all of his rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 15 on the plat of Greenhill's Realty Company's Forest Hills Community Subdivision of record in Book 3600, Page 81, Register's Office for Davidson County, Tennessee, and formerly being the easterly 495 feet of Lot No. 15 on the Map of Bransford Realty Company's Subdivision of a part of Lot No. 1 of the James Boyd Land, as of record in Book 547, Page 140, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15, and now known as Lot No. 15, fronts 200 feet on the westerly side of Hillsboro Road and extends back between lines 495 to a dead line, measuring approximately 200 feet thereon.

Being the same property conveyed to Kaveh Gharaei, unmarried by deed from Robert N. Johnson and wife, Cindy T. Johnson of record in Instrument No. 20140502-0037350, Register's Office for Davidson County, Tennessee.

This is improved property, **6017 Hillsboro Pike, Nashville, TN 37215**

WITNESS my hand this 31ST day of **January, 2018.**

Kaveh Gharaei

Bill Garrett Davidson County
Batch# 61252 **DEEDQC**
02/22/2018 08:39:07 AM 1 pg
Fees: $12.00 Taxes: $0.00
20180222-0016668

State of **Tennessee**
County of **Davidson**

On this 31ST **day of January, 2018**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me, **Kaveh Gharaei**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

Witness my hand and official seal this 31ST **day of January, 2018.**

Notary Public **I. Dyke Tatum**

My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN