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Bill Garrett Davidson County
Batch# 66279 DEEDQC
03/07/2018 01:04:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180307-0021578

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLEY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

Map/Parcel: 10600007600

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Hassan M. Eslami and Javad Ramezanifar** does hereby quitclaim and convey unto **J and H 880 Property, LLC, a Tennessee Limited Liability Company,** all right, title and interest in and to the following real property located in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Hassan M. Eslami and Javad Ramezanifar by Warranty Deed from Lynn G. Lent, Successor Trustee, etal, dated December 12, 2017, and filed at Instrument No. 20180122-0006385, said Register's Office.

This is improved property known as: 880-888 Murfreesboro Pike, Nashville, TN 37217

Witness my/our signature(s) on the date appearing on the notary form.

Hassan M. Eslami

Javad Ramezanifar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hassan M. Eslami and Javad Ramezanifar, the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal at office, this 28 day of February, 2018.

My Commission Expires:
3/6/18

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 28 day of February, 2018.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

My Commission Expires:
3/6/18

Notary Public

New Owners:
J AND H 880 Property, LLC
856 Lakemont Drive
Nashville, TN 37220-2124

Send Tax Bills to:
New Owner

EXHIBIT "A" GF#: 20955

Legal Description

BEING a parcel of land in Davidson County, Tennessee, being a part of the southwest corner of the Dower tract of 18 acres and 147 poles as shown on the Plan of the lands of Ed Vaughn, deceased, as of record in Plat Book 1, page 89, Chancery Court and described partly according to a survey thereof made by James A. Hamilton, Jr., Surveyor, dated September 23, 1952, as follows:

Beginning at an iron pin in the northerly margin of Murfreesboro Pike at the southeast corner of the property conveyed to George Cole by deed of record in Book 3503, page 59; thence along Cole's westerly line, North 34 deg. 59 min. East 200 feet to Cole's northwest corner; thence along his northerly line, South 45 deg. 45 min. East 100 feet to a point in the westerly line of land formerly owned by Tennessee Industrial School, now a Motor Court; thence with the westerly margin of the same, North 34 deg. 59 min. East 117.6 feet to a stake in the south boundary of the property owned by the State of Tennessee, being the Tennessee Industrial School property; thence with the same, North 71 deg. 46 min. West 477.3 feet to an iron pin; thence South 16 deg. 44 min. West 131.6 feet to an iron pin in the northerly margin of Murfreesboro Pike; thence with the same, along a slight curve, easterly 320.4 feet to the beginning.