Prepared by Dan Alexander
attorney at Law
2016 8th Ave S.
Nashville, TN
37204

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 98226 DEEDQC
05/30/2018 12:30:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180530-0051485

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2018.

Notary Public

My commission expires: 9-25-2019

(AFFIX SEAL)

JANICE BOONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mohammad Naser Chourzaghi-Azad.
4816 Indian Summer Drive, Nashville, TN 37207

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mohammad Naser Chourzaghi-Azad and wife, Maryann Sangchap	**Same**	**162-050-013.00**
4816 Indian Summer Drive		
Nashville, Tennessee 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MOHAMMAD NASER CHOURZAGHI-AZAD

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

MOHAMMAD NASER CHOURZAGHI-AZAD And wife, MARYANN SANGCHAP, pursuant to T.C.A. § T.C.A § 66-1-109 for the purpose of creating a Tenancy by the entirties in MOHAMMAD NASER CHOURZAGHI-AZAD And wife, MARYANN SANGCHAP.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT: 1

Being a portion of Lot No. 1 on the Re-subdivision of Part of Lot No. 2., Greenland Tract, of record in Book 4470, Page 6, Register's Office for Davidson County, Tennessee, described as follows : SAID part of said lot begins at a point being the southwest corner of said lot on the easterly side of Gallatin Road and runs 37.6 feet, more or less, in a northerly direction to a point; thence leaves Gallatin Road and runs back 80.2 feet,

more or less, on the northerly line along the existing brick buildings as shown on said Plan; thence in a southerly direction in a straight line to a point in the southerly line of said lot, a distance of 45 feet, more or less according to the Davidson County Tax Assessor's Mapping Division; thence westerly 80.2 feet, more or less, to the point of beginning.

AND INCLUDING AN EASEMENT FOR INGRESS AND EGRESS SERVING THE ABOVE DESCRIBED PREMISES WHICH EASEMENT IS DESCRIBED AS FRONTING 21.2 FEET ON THE EASTERLY MARGIN OF GALLATIN ROAD AND RUNNING BACK 80.2 FEET, MORE OR LESS, ON THE NORTHLERLY LINE AND 80.2 FEET, MORE OR LESS, ON THE SOUTHERLY LINE. SAID EASEMENT IS FOR DRIVEWAY PURPOSES FOR GRANTEE, HIS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO A PARKING AREA IN THE REAR OF BUILDING ON ABOVE DESCRIBED PREMISES AND FOR USE BY THE NAMES GRANTORS IN THAT CERTAIN WARRANTY DEED FROM GLENN NABORS AND HASSELL BRUSH TO SHIRLEY J. PRESLEY OF RECORD IN BOOK 6062, PAGE 749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THEIR SUCCESSORS AND/OR ASSIGNS, GRANTEE HEREIN AND HEREIN REFERENCED GRANTORS, THEIR SUCCESSORS AND/OR ASSIGNS IN DEED OF RECORD IN BOOK 6062. PAGE 749, SAID REGISTER'S OFFICE SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE, REPAIR AND UPKEEP OF THE EASEMENT AREA.

Being Tract II of the same property conveyed to Philip Long Revocable Trust of 2001 in Instrument No. 20050420-0043985, Register's Office for Davidson County, Tennessee.

ALSO CONVEYED HEREWITH:

Land in Davidson County, Tennessee, being that property containing the 8" exposed block wall adjacent and attached to the northerly side of the existing brick building located on property located on (MAP 61-11 PARCEL 311).

Being the same property conveyed to Philip Browning Long Revocable Trust of 2001 by quitclaim deed of record in Instrument No. 20050420-0043986, Register's Office for Davidson County, Tennessee

This is improved property known as 4116 Gallatin Pike, Nashville, Tennessee 37216.

TRACT: 2

Lot No 148 on the revised Plan of Quail Ridge, Section I of record in Book 6900, page 300., Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to Grantor by deed of record in Book 8909, page 294, said Register's Office.

Being the same real property conveyed by Warranty Deed from Barbara J. Jones to Nasser M. Azad and wife, Natalie Azad dated January 26, 1994 of record in Book 9230, Page 722 Register's Office of Davidson County, Tennessee. Natalie Azad was the lawful wife of Nasser M. Azad and Nasser M. Azad is one and the same as **MOHAMMAD NASER CHOURZAGHI-AZAD.**

Being the same real property that is the subject of an Affidavit of Heirship of record in the Register's of Deeds Office as Instrument No. 20180530-0051484

This is improved property known as 4816 Indian Sumner Drive, Nashville, Tennessee.

TRACT: 3.

Being a parcel of land in the 12th Civil District of Davidson County, Tennessee on the west side of Dickerson Road and more fully described as follows:

Beginning at a point on the westerly margin of Dickerson Road, said point being the northeast corner of a tract of land known as the John T. Benson Subdivision of record in Book 4350, page 60, Register's Office for Davidson County, Tennessee being Subdivision No. 70-3-G, containing 2.936 acres, thence in a northerly direction along the westerly margin of Dickerson Road North 10 deg 04' West 200 feet to a point, thence South 81 deg 47' West 250 feet to a point, thence South 10 deg 04' East 200 feet to a point in the northerly boundary of the John T. Benson Subdivision, thence North 81 deg 47' East 250 feet to the point of beginning.

Being the same property conveyed to Cde, Inc. by Quitclaim Deed from the University of Tennessee of record in the Register's of Deeds Office for Davidson County, Tennessee as Instrument No. 20020313-0031931.

Being the same property conveyed to Naser Azad from Cde, Inc. by Warranty Deed dated May 1, 2003 of record in the Register of Deeds Office for Davidson County, Tennessee as Instrument No. 20030509-0063063. Naser Azad being one and the same person as **MOHAMMAD NASER CHOURZAGHI-AZAD**

This conveyance is subject to all easements, restrictions, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3474 Dickerson Pike, Nashville, Tennessee 37207.

SAID PROPERTY IS CONVEYED SUBJECT TO THE LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

Witness my/our hand(s) this 29th day of **May, 2018.**

Naser A Azad

MOHAMMAD NASER CHOURZAGHI-AZAD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MOHAMMAD NASER CHOURZAGHI-AZAD** the 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 at Nashville, Tennessee, this 29th day of **May, 2018.**

Janice Boone

Notary Public

My Commission Expires: 9-25-2019

JANICE BOONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY