Bill Garrett Davidson County
Batch# 104606 DEEDQC
06/14/2018 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180614-0057140

QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on ~~May~~ June 7, 2018.

Morgan Harrison
NOTARY PUBLIC

My Commission Expires: 11-08-2021

Morgan Harrison State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #S
Ziba Investment Company, LLC 3826 Bedford Ave #303 Nashville, TN 37215	SAME AS NEW OWNER	129-02-0 023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Flora Sandra Siami, Trustee, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ziba Investment Company, LLC, a Delaware limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE MAP OF WEST MEADE FARMS, INC., SECTION IV, AS OF RECORD IN BOOK 1835, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF VAUGHN'S GAP ROAD, AT THE COMMON CORNER OF LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTWARDLY 514.3 FEET TO A POINT; THENCE NORTHEASTWARDLY 313 FEET TO A POINT ON THE WESTERLY MARGIN OF JOCELYN HOLLOW ROAD; THENCE WITH THE MARGIN OF SAID ROAD, SOUTHEASTWARDLY, PASSING A CONCRETE MONUMENT AT 286.3 FEET, A TOTAL DISTANCE OF 463.2 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, SOUTHWARDLY 52.2 FEET TO THE MARGIN OF VAUGHN'S GAP ROAD; THENCE WITH THE NORTHWESTERLY MARGIN OF SAID ROAD, SOUTHWESTWARDLY 257.5 FEET TO THE BEGINNING.

Being the same property conveyed to Flora Sandra Siami, Trustee, U/A Dated 03/14/95, her successors and or assigns, with full power to mortgage, sell, transfer, convey and encumber, without the necessity of the joinder of any beneficiary by Deed from Charles L. Childers and wife, Edith L. Childers by and through Charles L. Childers, attorney in fact, dated March 14, 1995, of record in Book 9620, page 825, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 263 Vaughns Gap Road, Nashville, TN 37205.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on ~~May~~ June 7, 2018.

Flora Sandra Siami, Trustee

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On ~~May~~ June 7, 2018, before me personally appeared Flora Sandra Siami, Trustee to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on ~~May~~ June 7, 2018.

My Commission Expires: 3-19-2021

NOTARY PUBLIC

MARIE D. NEGRON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 19, 2021

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY