Bill Garrett Davidson County
Batch# 122645 DEEDQC
07/31/2018 11:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180731-0074605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No.
092-12-0-176.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this 25th. Day of July, 2018.

My Commission Expires: 5/2/2022

Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
Peter Weiss, Attorney
Ortale Kelley Law Firm
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
T & SY, LLC	**"Owner"**
(Name)	(Name)
7175 Nolensville Road, Suite 207	
(Street Address)	(Street Address)
Nolensville, Tennessee 37135	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Seth Yazdian,** hereinafter the "**Grantor**", do hereby quitclaim and convey all of my right, title and interest to, **T & SY, LLC**, a Tennessee Limited Liability Company, hereinafter the "**Grantee**", its successors and/or assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 1 of Block 11, on the Plan of Charlotte Park Co.'s Second Addition to Nashville, as shown by plat of record in Plat Book 57, page 160-161, Register's Office for Davidson County, Tennessee.

Said Lot Number 1 fronts 57.85 feet on the southerly side of Park Avenue, formerly First Avenue, and extends back 150 feet, more or less, to an alley measuring 40.76 feet thereon.

Being the same property conveyed to Seth Yazdian, unmarried, by Warranty Deed from Lee O. Chambers, unmarried, of record in Instrument No. 20110909-0069958, Register's Office for Davidson County, Tennessee.

The subject property is not now nor ever has been the principal place of residence of the Grantor herein.

Being improved property located at 3313 Park Avenue, Nashville, Tennessee 37209.

Witness my hand this 25th. Day of July, 2018.

Seth Yazdian

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth Yazdian, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged on his oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th. Day of July, 2018.

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/2/2022

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public