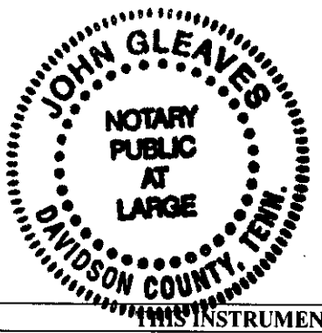
# QUITCLAIM DEED




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 BEFORE ME, THIS THE 10 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title and Escrow**
**2012 21st Ave South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Meridian Development, LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | **071150D00200CO** |
| **1315 Pennock Ave.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SHAHIN SHARIATI, MARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MERIDIAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**Land in Davidson County, Tennessee, being Unit B of Pennock Townhomes II, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160916-0097559, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to Shahin Shariati, a married man by Quitclaim Deed as of record in Instrument No. 20180530-0051714, Register's Office for Davidson County, Tennessee.**

****Said property is not the principal residence of the Grantor.**

Bill Garrett Davidson County
Batch# 129010 **DEEDQC**
08/14/2018 03:59:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180814-0080439

This is
**( ) unimproved**
**( X ) improved**
property known as **1315 Pennock Ave., Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 10 day of August, **2018.**

**SHAHIN SHARIATI**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHAHIN SHARIATI**, the within named bargainor, 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, this the 10 day of August, 2018.

Notary Public

My Commission Expires: 8/20/2019




**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**