This instrument prepared by and after recording return to:

Perrone & Young
109 Westpark Dr., Ste. 330
Brentwood, TN 37027
Franklin, Tennessee 37067
Attn: Gregory S. Perrone, Esq.

Karen Y Johnson Davidson County
Batch# 142842 DEEDQC
09/19/2018 02:17:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180919-0092977

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
798 Old Hickory Blvd. Brentwood, TN 37027	798 Old Hickory Blvd. Brentwood, TN 37027	Parcel No. 081-03-0-158.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ARDAVAN AFRAKHTEH** (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **LAND DEVELOPMENT.COM, INC.,** a Tennessee corporation (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all of the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2018 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 11th day of September, 2018.

GRANTOR:

ARDAVAN AFRAKHTEH

STATE OF Tennessee)

COUNTY OF Sullivan)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ardavan Afrakhteh, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 11 day of September, 2018.

Notary Public

My Commission Expires:

10-3-2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

I, Ardavan Afrakhteh, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 11th day of September, 2018

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Subdivision of Lot No. 7 in the Subdivision of Lot No. 33 of the James C. Owen Buena Vista Land, a plan of subdivision of Lot No. 7, of record as Book 21, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 fronts 50 feet on the easterly side of 14th Avenue North, formerly Nance Street, and runs back between parallel lines 117 feet to an alley.

Being the same property conveyed to ARDAVAN AFRAKHTEH, by deed from EMMA K. CLARK and PATRICIA WOOD and APRIL MCCRAY, EXECUTRIX OF THE ESTATE OF JOHNNY LEE BROWN, of record in Instrument 20171020-0107612, dated October 18, 2017, said Register's Office.