THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $0.00

BRUCE YAZDIAN, AFFIANT

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 1st day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 05/05/2020

Karen Y Johnson Davidson County
Batch# 159958 DEEDQC
11/15/2018 09:55:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181115-0112491

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
213 PROPERTIES, LLC **26 Inveraray Drive** **Nashville, TN 37215**	New Owner	Map and Parcel No.: 133-06-0-215.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Bruce Yazdian, ("Grantor") do hereby quitclaim, transfer and convey unto 213 Properties, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3721 Nolensville Pike, Nashville, TN 37211 and more particularly described as follows:

> Land in Davidson County, Tennessee and being Lot No 2 on the Plan of Captain "D's" Nolensville Road Subdivision, as of record in Book 7900, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.
>
> Being the same property conveyed to Fred Yazdian and Bruce Yazdian, by Special Warranty Deed from Shoney's Inc., of record in Book 8101, Page 418,

Register's Office for Davidson County, Tennessee. The said Fred Yazdian having conveyed his interest to the subject property to Siroos Yazdian, by Quitclaim Deed of record in Book 9699, page 416 Register's Office. And being the same property conveyed to Bruce Yazdian from Siroos Yazdian by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20100907-0070720.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 31st day of October, 2018.

Bruce Yazdian

Bruce Yazdian, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bruce Yazdian,** the Grantor, 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 office, this 31st day of October, 2018.

Lindsay Norfleet
Notary Public

My Commission Expires: 05/25/2020

LINDSAY NORFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY