Karen Johnson Davidson County
Batch# 207587 DEEDQC
03/19/2019 11:43:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190319-0024946

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLEY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

Map/Parcel: 1060007700

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **J and H 880 Property, LLC, a Tennessee Limited Liability Company,** does hereby quitclaim and convey unto **Hassan M. Eslami,** all right, title and interest in and to the following real property located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot 2 of the Cypress + Guttman's Subdivision as shown on the Plat of record in Instrument No. 20181204-0118351, said Register's Office, to which plat reference is here made for a more particular and detailed description thereof.

BEING part of the same property conveyed to J and H 880 Property, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Hassan M. Eslami and Javad Ramezanifar dated February 28, 2018, and filed at Instrument No. 20180307-0021578, said Register's Office.

The above described property is investment property and not the marital residence of said Grantor.

Witness my/our signature(s) on the date appearing on the notary form.

J AND H 880 PROPERTY, LLC

By: Javad Ramezanifar, Member

by: Hassan M. Eslami, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Javad Ramezanifar and Hassan M. Eslami, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath , acknowledged themselves to be the Members of J AND H 880 PROPERTY, LLC, the within named bargainor, a Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by themselves as such Members.

Witness my hand and official seal at office, this 5th day of ~~February~~ March, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/22

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $-0-.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Affiant

Subscribed and sworn to before me this the 5th day of ~~February~~ March, 2019.

My Commission Expires:

Notary Public

New Owners:
Hassan M. Eslami
15 Missionary Drive
Brentwood, TN 37027

Send Tax Bills to:
New Owner