Karen Johnson Davidson County
Batch# 208390 DEEDQC
03/21/2019 12:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190321-0025815

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2019.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Alireza Nouri	**Same**	**034090175.00**
1521 Gallatin Pike		
Madison, TN 37115		

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Nasoori Mashallah has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Alireza Nouri his heirs and/or assigns, an undivided fifty (50%) interest being his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2, on the Plan of Rivergate Station Four, as shown on plat of record in Plat Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described, according to a survey by Dale and Associates (Allen R. Trumbo R.L.S. 1127), dated October 10, 1994, revised December 21, 1994, Job No. 88056 as follows:

Beginning at an iron pin situated in the easterly margin of Gallatin Pike, said point being the Southwest comer of the Robert O. Frensley property of record in Deed Book 7504, Page 578, Register's Office for Davidson County, Tennessee, said point also being the Northwest corner of the property herein described. Thence, with said Frensley property line, S 69° 24' 01" East, for a distance of 175.00 feet to an iron rod situated in the Northwest comer of the Turbo Investment Property of record in Deed Book 8698, Page 334, Register's Office for Davidson County, Tennessee; Thence with said Turbo Investment property line, S 20° 35' 59" W, for a distance of 95.00 feet to an iron rod; Thence, S 82° 43' 06" W, for a distance of 148.73 feet to an iron rod; Thence, N 69° 24' 05" West, for a distance of 43.57 feet to an iron rod situated in the easterly margin of Gallatin Pike; Thence, along said road, N 20° 35' 55" East, for a distance of 54.59 feet to an iron rod; Thence, continuing along said road, with a curve to the right having a central angel of 00° 02' 12", a radius of 171,836.00 feet, a tangent of 55.03 feet, a length of 1 10.07 feet and having a chord which bears N 20° 37' 15" E, a distance of 110.07 feet to the Point of Beginning and containing 24,230 square feet or 0.556 acres of land, more or less.

Being the same property conveyed to Alireza Nouri and Nasoori Mashallah by deed from

Carrie C. Ellis f/k/a Carrie S. Crossman of record in Instrument No. 20161104-0116843 Register's Office for Davidson County, Tennessee

This is improved property known as 1521 Gallatin Pike, Madison, TN 37115

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21st day of March, 2019.

Nasoori Mashallah

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nasoori Mashallah the bargainor(s), 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 Brentwood, Tennessee, this 21st day of March 2019.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY