THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for
this transfer is $-0-.

AMIR H

AFFIANT

Subscribed and sworn to before me this 12 day of February, 2016.

D. D. Childress

Notary Public

My Commission Expires:
7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 220833 DEEDQC
04/23/2019 11:45:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190423-0037216

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Amir Haghnegahdar 2213 Fox Avenue Nashville, TN 37210	Same	119-01-0-199.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, **ASAD NARANGI FARD** (herein referred to as "Grantor"), by these presents does hereby remise, release and quitclaim unto **AMIR HAGHNEGAHDAR**, his heirs and assigns (herein referred to as "Grantee"), all of the Grantor's right, title and interest in and to a certain tract or parcel of land situated in **Davidson** County, Tennessee, more particularly described as follows:

Being a part of Lot No. 27 on the Plat of Block "B" Overhill City, of record in Plat Book 843, page 28, Register's Office for said County.

Said part of Lot 27 fronts 28.5 feet on the westerly margin of Fox Avenue and extends back 138.7 feet on the northerly line and 139.2 feet on the southerly line, to a line on the rear on which it measures 33.5 feet.

Being the same property conveyed to **ASAD NARANGI FARD** by quitclaim deed from **AMIR HAGHNEGAHDAR**, dated September 26, 2008, of record in Instrument No. 20081001-0099430 and Instrument No. 20081001-0099434, Register's Office for Davidson County, Tennessee. Reference is also made to Default Judgment of record in Instrument No. 20111118-0090635, said Register's Office.

This description is the same as used in the last deed of record.

This is improved property known as 2213 Fox Avenue, Nashville, Tennessee 37210.

Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

THIS Description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

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

WITNESS my hand this 12 day of February, 2016.

Asad Narangi Fard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Asad Narangi Fard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 2-12-16 Tennessee, this day of February, 2016.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 7, 2019