QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 221369 DEEDQC
04/24/2019 10:20:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190424-0037584

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April 2019

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pravin Noshad (NAME)	**Same** (NAME)	
5919 Old Harding Pike (ADDRESS)	(ADDRESS)	**12904007900**
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PARVIN NOSHAD AND ARASH GHOLIZADEH ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

PARVIN NOSHAD ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTHERLY 80 FEET OF LOT NO. 16 ON THE MAP OF ALTHAUSER & BRANSFORD'D UNRECORDED SUBDIVISION OF LOT A-2 OF THE HIGHLANDS OF BELLE MEADE NO. 2 AS OF RECORD IN BOOK 843, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF OLD HARDING ROAD AT A POINT 20 FEET SOUTH OF THE COMMON CORNER OF LOTS NO. 15 AND 16; THENCE EASTERLY PARALLEL TO AND 20 FEET SOUTH OF THE DIVIDING LINE BETWEEN SAID LOTS, 327.8 FEET TO THE WESTERLY RIGHT- OF-WAY LINE OF THE N.C. & ST. L. RAILROAD THENCE WITH THE SAID RIGHT-OF-WAYSOUTHERLY61 FEET TO A POINT IN THE RIGHT-OF-WAY OF THE OVERHEAD BRIDGE OF THE MEMPHIS TO BRISTOL HIGHWAY; THENCE WITH THE LINE BETWEEN LOTS NO. 16 AND 17, WESTERLY 329 FEET TO A POINT IN THE EASTERLY MARGIN OF THE OLD HARDING ROAD; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 80 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PARVIN NOSHAD AND A RASH GHOLIZADEH, UNMARRIED INDIVIDUALS AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSIP, BY WARRANTY DEED FROM MARY NANCY C. KIMBROUGH, OF RECORD IN INSTRUMENT NUMBER 20110606-0043274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WG

This is **improved** property known as: **5919 Old Harding Pike, Nashville, TN 37205**

Witness our hands this the 22nd day of April, 2019.

ARASH GHOLIZADEH

PARVIN NOSHAD

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARASH GHOLIZADEH**, the within named bargainor, 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, this the 22nd day of April, 2019.

Notary Public
My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 22nd day of April, 2019.

Notary Public
My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020