#13824

Karen Johnson Davidson County
Batch# 227835 DEEDQC
05/09/2019 11:37:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190509-0043634

ınd E3 Properties, LLC

A. Yazdian

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

QUITCLAIM DEED

Address of New Owner:
Bruce B. Yazdian and Giti A. Yazdian
447 N. Robinwood Drive
Los Angeles, CA 90049

Send Tax Bills To:
new owner

Map & Parcel:
119-13-0-0178.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this the 7 day of May, 2019

Notary Public
Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

We, GITI3 Properties, LLC and E3 Properties, LLC, do hereby quitclaim to Bruce B. Yazdian and Giti A. Yazdian, husband and wife, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Being Lot No. 80 on the Map (or Plan) of College Heights Subdivison, of record i Book 332, page 19, Register's Office of Davidson County, Tennessee, to which plan specific reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to GITI3 Properties, LLC from Bruce Yazdian and Giti Yazdian, by deed of record in Instrument No. 20170210-0014370, Register's Office for Davidson County, Tennessee. The previous deed referenced the grantor name incorrectly and should have been E3 Properties, LLC.

This is improved property (X) known as 469 Morton Avenue, Nashville, Tennessee, 37211.

Witness our hand(s) this the 7 day of May, 2019.

E3 Properties, LLC
, Member
By: Bruce Bahroz Yazdian, Member

E3 Properties, LLC
, member
By: Giti A. Yazdian, Member

GITI3 Properties, LLC
, member
By: Bruce Bahroz Yazdian, Member

GITI3 Properties, LLC
, member
By: Giti A. Yazdian, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Bruce Bahroz Yazdian and Giti A. Yazdian with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be MEMBERS of E3 Properties, LLC, and that they as such MEMBERS executed the foregoing instrument for the purposes therein contained, by signing the name of E3 Properties, LLC by themselves as MEMBERS.
Witness my hand and official seal at Nashville, Tennessee, this the 7 day of May, 2019.

Notary Public
Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Bruce Bahroz Yazdian and Giti A. Yazdian with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be MEMBERS of GITI3 Properties, LLC, and that they as such MEMBERS executed the foregoing instrument for the purposes therein contained, by signing the name of GITI3 Properties, LLC by themselves as MEMBERS.

Witness my hand and official seal at Nashville, Tennessee, this the 7 day of May, 2019.

Notary Public
Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020