Karen Johnson Davidson County
Batch# 256771 DEEDQC
07/15/2019 10:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190715-0068734

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Rahim Rahimi 108 Hunters Run Nashville, TN 37209	New Owner	081-02-0O-001.00CO 081-02-0O-002.00CO 081-02-0O-003.00CO 081-02-0O-004.00CO 081-02-0O-900.00CO 081-02-0O-901.00CO

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Rahim Rahimi
Affiant

Subscribed and sworn to before me, this the 19th day of October, 2018.

CRYSTAL L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

Crystal L Clark
Notary Public

My Commission Expires: 8/22/21
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kasey Bane,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Rahim Rahimi,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units 1, 2, 3, and 4 of 2205 24th Ave. North Cottages, A Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160818-0086616, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Said property was previously known as Lots 13 and 14, Beck Springs Addition, of record in Plat Book 332, page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hamid Toloogolzari, a married man, Rahim Rahimi, a married man, and John Rahimi, a married man, as tenants in common, by Warranty Deed from Eddie Smotherman, unmarried, Brad Smotherman, married, and Nathan Hines, married, dated March 21, 2017, recorded March 24, 2017, of record in Instrument No. 20170324-0029012, Register's Office for Davidson County, Tennessee; and being further conveyed to Kasey Bane by Warranty Deed from Hamid Toloogolzari, married, dated November 15, 2017, recorded November 17, 2017, of record in Instrument No. 20171117-0118229, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **2205 A, B, C & D, 24th Ave N, Units 1, 2, 3 & 4, Nashville, TN 37208.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 19th day of October, 2018.

Kasey Bane

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kasey Bane, the within named Grantor, 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 foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 19th day of October, 2018.

Notary Public
My Commission Expires: 8/22/21

CRYSTAL L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

