Karen Johnson Davidson County
Batch# 262321 DEEDQC
07/25/2019 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190725-0073320

Quitclaim Deed

2018-1237

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 16 day of July, 2019.

April G. Nichols State of Tennessee Notary Public Williamson County

Notary Public

My Commission Expires: My Commission Expires June 24, 2023

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Visionnaries, LLC 119 Oriel Avenue Nashville, TN 37210-5007	NEW OWNER	08111042700

KNOW ALL MEN BY THESE PRESENTS that **Mitra Sharifi**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Visionnaires, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Southerly 33 1/2 feet of Lot No. 196 and the Northerly 20 feet of Lot No. 197 on the Plan of McGavock, Wetmore & Other's Second Addition called the Addition to the Town of McGavock of record in Book 21, page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots Nos. 196 and 197 front together 53 1/2 feet on the Easterly side of 14th Avenue North, formerly Alberta Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mitra Sharifi from Vennessia Louise Hines Rodas, Melvin Covington, Anita Covington, Shira Covington, and Trevor Covington by Warranty Deed dated August 21, 2018 and recorded August 29, 2018 in Instrument Number 20180829-0085653, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 1712 14th Avenue North, Nashville, TN 37208.

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

WITNESS my hand this the 12 day of July, 2019.

Mitra Sharifi

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said county and state, the within named Mitra Sharifi, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 16 day of July, 2019.

Notary Public
My Commission Expires:

My Commission Expires
June 24, 2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, April G Nichols, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Janice G Nichols, a notary public for this county and state, April G Nichols who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-08-19

Notary's Seal (If on paper)

JANICE G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY