THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd, Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 284452 DEEDQC
09/11/2019 03:53:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190911-0092150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $ 0.00

AMIR H

AFFIANT

Subscribed and sworn to before
me this 11th day of September 2019.

Notary Public

My Commission Expires:
5/9/23

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Asad Narangi Fard Amir Haghnegahdar 3201 Nolensville Pike Nashville, TN 37211	New Owner	081-12-0-257.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

ASAD NARANGI FARD, married

by these presents does hereby remise, release and quitclaim unto

ASAD NARANGI FARD and AMIR HAGHNEGAHDAR, as surviving Tenants in Common with right of survivorship,

their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto.

BEING unimproved property known as 1533 Arthur Avenue, Nashville, Tennessee 37208.

This instrument and the interest hereby released and quitclaimed are 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 quitclaimed 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.

This is unimproved investment property and has never been used as the principal residence of ASAD NARANGI FARD or his spouse.

WITNESS my hand this 11 day of September 2019.

ASAD NARANGI FARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ASAD NARANGI FARD, 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 purpose therein contained.

WITNESS my hand, at office, this 11 day of September 2019.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 9, 2023

EXHIBIT "A"

Being the southerly ½ of Lot No. 356 on the Map of D. T. McGavock's and Others' Addition to Nashville, called Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the westerly side of Arthur Ave., and runs back between parallel lines 150 feet to an alley.

INCLUDED in the above described property, BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the property conveyed to State of Tennessee for the use and benefit of the Department of Highways, by deed from Daniel Wade Webb and wife, Nannie Lee Webb, of record in Book 4163, page 812, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of an alley, said point being the common corner between Lots 355 and 356 on the Map of D.T. McGavock's and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said alley and the westerly boundary of Lot 356 in the aforesaid subdivision, N 47° 28' 24" W 25 feet to a point, said point being the common corner between the southerly 25 feet and the northerly 25 feet of said Lot 356; thence with the line of severance between the southerly 25 feet and the northerly 25 feet of said Lot 356, N 42° 41' 10" E 25 feet to a point; thence S 2° 23' 32" E 35.30 feet to the point of beginning, containing 313 square feet, more or less.

Being the same property conveyed by Quitclaim Deed from AMIR HAGHNEGAHDAR to ASAD NARANGI FARD, dated February 2, 2010, of record in Instrument No. 20100202-0008397, Register's Office for Davidson County, Tennessee.

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