(3)

Karen Johnson Davidson County
Batch# 285267 DEEDQC
09/13/2019 09:51:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190913-0092852

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Coreen Newcomb

Subscribed and sworn before me, this the 5th day of September, 2019.

Notary Public:
My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

ADDRESS OF NEW OWNER:
KBG Properties, LLC
720 Kaeden Pointe Court
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP/PARCEL:
144-00-0-021.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **KAVEH BALOUCH GHARAEI, UNMARRIED**, (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **KBG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 15 on the plat of Green Hills Realty Company's Forest Hills Community Subdivision of record in Book 3600, page 81, Register's Office for Davidson County, Tennessee, and formerly being the easterly 495 feet of Lot No. 15 on the Map of Bransford Realty Company's Forest Hills Subdivision of a part of Lot No. 1 of the James Boyd Land, as of record in Book 547, page 140, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15, and now known as Lot No. 15, fronts 200 feet on the westerly side of Hillsboro Road and extends back between lines 495' to a dead line, measuring approximately 200 feet thereon.

Being the same property conveyed to Kaveh Balouch Gharaei, unmarried, by Quitclaim Deed from KBG Properties, LLC, of record in Instrument No. 20190913-0092850, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 6017 Hillsboro Pike, Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 5th day of September, 2019.

Kaveh Balouch Gharaei

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **KAVEH BALOUCH GHARAEI**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of September, 2019.

Notary Public

My Commission Expires:_____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023