Karen Johnson Davidson County
Batch# 286855 DEEDQC
09/17/2019 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190917-0094178

This Instrument Prepared with
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 29
Brentwood, TN 37027

After Recording Return to:
Sparrow Hollings, LLC
2705 A Clifton Ave
Nashville, TN 37209

State of Tennessee
County of Williamson
The actual consideration is $0.00.

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 17th day of Sept, 2019.

Notary
Commission Expires: 12/15/21

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sparrow Holdings, LLC 2705 A Clifton Ave Nashville, TN 37209	NEW OWNER	092100F00400CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Samin Pezeshk and Jeremy Tweed,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HER RIGHT, TITLE, AND INTEREST UNTO, **Sparrow Holdings, LLC ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, being Unit No. 4, as established in Declaration of Covenants, Conditions and Restrictions for 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170523-0051197, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Max Khazanov by Warranty Deed from Arthur S. Yokley, Sr., of record in Instrument No. 20150928-0098468 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Limited Liability Company by Quitclaim Deed from Max Khazanov of record in Instrument No. 20170203-0011646 Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Limited Liability Company by Quitclaim Deed from Desperado Properties, LLC of record in Instrument No. 20170203-0011647 Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Limited Liability Company by Quitclaim Deed from E3 Construction Services, LLC, a Limited Liability Company of record in Instrument No. 20170203-0011648 Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017.

Being the same property conveyed to G Squared Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from E3 Construction Services, LLC, a Limited Liability Company of record in Instrument No. 20180521-0048519 Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 21, 2018.

Being the same property conveyed to Samin Peseshk and Jeremy Tweed by Warranty Deed dated September 10, 2019 and recorded in September 12, 2019 in the Instrument No. 20190912-0092617, said Register's Office.

This is improved () unimproved (X) property, known as 2705 Clifton Avenue, Nashville, TN 37209

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.

Witness my hand this 14 day of September, 2019.

Samin Peseshk

Jeremy Tweed

BROOKS PORTER
Notary ID #128045266
My Commission Expires
September 11, 2021

STATE OF Texas
COUNTY OF Bexar

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Samin Pesechk** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2019.

Brooks Porter
Notary Public
My Commission Expires: 9-11-2021

BROOKS PORTER
Notary ID #128045266
My Commission Expires
September 11, 2021

STATE OF Texas
COUNTY OF Bexar

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeremy Tweed** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2019. Brooks Porter

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY