This instrument was prepared by:

Benjamin Lewis, Attorney
Premier Land Title & Escrow
611 Potomac Place, Ste. 103
Smyrna, Tennessee 37167

Karen Johnson Davidson County
Batch# 324015 DEEDQC
12/03/2019 01:55:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191203-0124506

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 2nd day of December 2019.

Notary Public

My Commission Expires: 8.16.20

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers Account Number:
Bijan Ferdowsi 5716 Springhouse Way Brentwood, Th. 37027	**Same**	**105-07-0-347.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, **ARC PROPERTIES, G.P., a Tennessee General Partnership**, hereinafter called **Grantor**, has bargained and sold and does hereby convey, remise, release and forever Quitclaim all right, title and interest in said parcel of land unto **BIJAN FERDOWSI**, hereinafter called **Grantee,** their successors, heirs and assigns. Said parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

BEING Lot No. 1, on the Plan of Re-subdivision of Lot 53 of Moore Heirs Subdivision as of record in Book 6200, Page 820, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to ARC Properties, G.P., a Tennessee General Partnership by Warranty Deed from Bijan Ferdowsi, dated January 25, 2005, and recorded on January 26, 2005, appearing of record as Instrument #20050126-0009814, of the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Davidson County, Tennessee.

Preparer's Disclaimer: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in

recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.

This is improved property known as **519 Moore Avenue, Nashville, Davidson County, Tennessee 37203**.

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

WITNESS our hands this the 2nd day of December, 2019.

GRANTOR:

ARC PROPERTIES, G.P.
a Tennessee General Partnership

By: Bijan Ferdowsi

Title: Member

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Bijan Ferdowsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of **ARC PROPERTIES, G.P.**, the within named bargainor, a Tennessee limited liability company, and he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as such.

WITNESS MY HAND AND OFFICIAL SEAL at office in Rutherford, Tennessee this 2nd day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 8·16·20

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020