Karen Johnson Davidson County
Batch# 383706 DEEDQC
04/09/2020 09:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200409-0037481

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Heman Yazdany	Heman Yazdany	091 14 0 153.00
351 White Bridge Road	351 White Bridge Road	
Nashville, TN 37209	Nashville, TN 37209	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **David G. Todd and wife, Renee M. Todd**, hereinafter referred to as the "GRANTOR" and, **Heman Yazdany, married,** herein after referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration **David G. Todd and wife, Renee M. Todd**, has this day quitclaimed unto, **Heman Yazdany, married,** any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

TRACT I:

BEING the westerly 52.4 feet of the easterly 104.8 feet of the southerly 150 feet of Lot No. 18 on the Plan of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 18 fronts 52.4 feet on the northerly side of Lenox Street and runs back between parallel lines, parallel with and 52.4 feet west of the westerly margin of Knox Avenue, 150 feet to an alley.

INCLUDED but specifically excluded from the heretofore described property as follows:

BEING part of Lot No. 18 on the plan of the subdivision of the C.C. Vernon Farm, as of record in Plat Book 161, Page 164, Register's Office said County.

BEGINNING at a point on the northern margin of Lenox Avenue, said point being 32.5 feet in a southwesterly direction from the southeast corner of said Tract No. 91-14-154; thence in an easterly and northerly direction with a curve to the left having a central angle of 46 degrees 11' 2" and a radius of 44 feet for a distance of 35.48 feet, more or less, to a point; said point lying on the present western margin of White Bridge Road; thence in a southeasterly direction with the present western margin of White Bridge Road for a distance of 12.00 feet, more or less, to a point, said point being the southeast corner of said Tract No. 91-14-154 and lying on the present northern margin of Lenox Avenue; thence in a southwesterly direction with the present northern margin of Lenox Avenue for a distance of 32.5 feet, more or less, to the point of beginning and containing in are approximately 113 square feet.

TRACT II:

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Being part of block 18 in C.C. Vernon's Subdivision of ONe Hundred and Forty-Six (146) Acres. A plan of which os of record in Book 161, Page 164, of the Register's Office for Davidson County, Tennessee. Said Lot fronts Fifty-Two and 4/10 feet on the north side of Lenox Avenue and extends back northwardly between parallel lines and with the westerly margin of Knox Avenue, One Hundred Fifty and No/100 (150) feet to southerly margin of a 27 foot alley and measures Fifty-Two and 4/10 (52.4) feet on said alley.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

BEING part of the southeast part of Lot No. 18 on the map of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at the northwest corner of Lenox Avenue and Knox Avenue now White Bridge Road; thence north 20° 37' 19" west 150 feet along the west margin of Knox Avenue to a point on the southerly margin of an alley; thence westwardly 6.2 feet along the southerly margin of said alley to a point on the west margin of Briley Parkway; thence southerly 124.9 feet along a curve that has 5683.58 foot radius on the west margin of Briley Parkway to the beginning of a curve that has a 44 foot radius; thence southwesterly 18.8 feet around the curve that has a 44 foot radius on the west margin of Briley Parkway to a point; thence southeastwardly 12.0 feet along the property line between Mrs. Tina Mackey and John G. Byrant to a point on the north margin of Lenox Avenue; thence north 69° 39' 30" east 52.4 feet along the north margin of Lenox Avenue to the point of beginning and containing 0.102 acres.

Said property was conveyed to Metropolitan Government of Nashville and Davidson County through Court Condemnation in the Fifth Circuit Court of Davidson County,. Tennessee Dockett No. C-13; said order being filed for record in Book 5073, Page 32 said Register's Office.

Being the same property conveyed to David G. Todd and wife, Renee M. Todd by deed from Harrison Yn Yang and wife, Holing Yang, dated 09/13/2001 filed and recorded 09/14/2001 of record in Instrument No. 20010914-0100089, said Register's Office.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 14th day of February 2020.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Todd & Renee M. Todd, 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 purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 14th day of February 2020.

David G. Todd

Renee M. Todd

Charity Petty
Notary Public

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration 9/20/2021

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 14th day of February 2020.

My commission expires: 9/20/2021

Charity Petty
Notary public

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021
SEAL