Karen Johnson Davidson County
Batch# 450376 DEEDQC
08/05/2020 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200805-0086732

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.

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel ID:**
1015 42nd Avenue North Nashville, TN 37209	New Owner	091-08-0-090.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **John Rahimi, married,** hereinafter referred to as the "GRANTOR," and **Rahim Ashari, married,** hereinafter 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, **John Rahimi, married,** has this day quitclaimed unto **Rahim Ashari, married,** any right, title and interest in and to certain real property located in **Davidson** County, being more particularly described as follows, to wit:

Being Lot No. 76 on the Plan of L.H. Davis Subdivision of Lot No. 41, Clifton Plan, of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Rahimi and Rahim Ashari, by Warranty Deed from Music City Holdings, LLC, dated 07/31/2018 and recorded 08/06/2018 in Instrument No. 20180806-0076957, said Register's Office.

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

This is improved property known as: 1015 42nd Ave. N, Nashville, TN 37209

In Witness Whereof, the undersigned has hereunto set his hand on this the 22nd day of June, 2020.

John Rahimi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said State and County, the within named **John Rahimi**, the bargainor, 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 22nd day of June, 2020.

Notary Public

My Commission Expires: 03/07/2023

STATE OF Tennessee
COUNTY OF Davidson

The Actual Consideration of this transfer is $0.00

Affiant

Subscribed and sworn before me this 22nd day of June, 2020.

Notary Public

My Commission Expires: 03/07/2023

True Copy Certification

I, **Kristian Short**, 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.

Kristian Short

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

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

Melissa J. Butchko-Turecki

My Commission Expires:

SEAL

