RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 454760 DEEDQC
08/12/2020 09:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200812-0089711

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Emily Mannon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2020.

Leslie Garside
NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Nikravan Allyson Krebs P.O. Box 68552 Nashville, TN 37206	SAME AS NEW OWNER	071-11-0-241.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Erik Nikravan, unmarried,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Erik Nikravan, unmarried, and Allyson Krebs, unmarried** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

See "Exhibit A" Attached Hereto

WITNESS OUR HAND, this 11 day of August, 2020.

ERIK NIKRAVAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erik Nikravan, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 11 day of August, 2020.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 167 and 168 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 167 and 168 fronts 25 feet each on the Westerly side of Stainback Avenue and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to Paul J. Dekmar and wife, Lisa A. Dekmar by Warranty deed from Agnes Virginia Pitt Bates and Joyce Elizabeth Pitt Parrish of record in Book 7808, page 267, Register's Office for Davidson County, Tennessee, dated March 31, 1989 and recorded on April 04, 1989. Lisa Ann Dekmar subsequently quitclaimed her interest by Quitclaim Deed of record at Instrument No. 20060712-0084037 to Paul James Dekmar.

Being further conveyed to Erik Nikravan, an unmarried man, by Deed from Paul James Dekmar, dated June 30, 2020, recorded July 8, 2020, and appearing of record in Instrument No. 20200708-0073760, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner