Karen Johnson Davidson County
Batch# 457357 DEEDQC
08/14/2020 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200814-0091264

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Obayd Affiant Subscribed and sworn to before me, this 12th day of August, 2020. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: AAA Locksmith, Inc. Narenj Seyyedi 2819 Dickerson Pike Nashville, TN 37207	Send Tax Bills To: New Owner 2819 Dickerson Pike Nashville, TN 37207	Tax Information: Map/Parcel: 06016000100

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **AAA LOCKSMITH, INC., a Tennessee corporation** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **NARENJ SEYYEDI, a married woman,** her heirs and assigns, a fifty percent (50%) ownership interest as an equal tenant in common in and to all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property known as 2819 Dickerson Pike, Nashville, Tennessee, 37207.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2020.

AAA LOCKSMITH, INC., a Tennessee corporation

By: Obayd, President
Obayd Allahpour, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Obayd Allahpour, the bargainor, 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 and who further acknowledged that he is the President of AAA Locksmith, Inc., a Tennessee corporation, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 12th day of August, 2020.

Notary Public

My Commission Expires: _____



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on a Map showing a Re-subdivision of a 26.25 acre tract, composed of Lots Nos. 5 to 12, both inclusive and Lots "A" and "B" and certain street and alleys not open and never used as shown on the Map of W.H. Dodd's Subdivision, a Plan of which is of record in Book 161, Page 16, of the Register's Office for Davidson County, Tennessee, said Re-subdivision being of record in Book 843, Page 99, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 85 feet on the easterly side of Dickerson Road and extends back in an easterly direction between parallel lines 250 feet to a dead line.

Being the same property conveyed to AAA Locksmith, Inc., a Tennessee corporation, by warranty deed dated September 24, 2019, from Tsegai K. Mesfin, unmarried, of record in Instrument No. 20190926-0097851, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

