Karen Johnson Davidson County
Batch# 521097 DEEDQC
11/25/2020 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201125-0138351

This instrument prepared by and after recording return to:

Gregory S. Perrone, PC
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Ardavan Afrakhteh 798 Old Hickory Blvd Brentwood, TN 37027	SAME	Map/Parcel No. 104-06-0-106.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LAND DEVELOPMENT.COM, INC**, a Tennessee corporation (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **ARDAVAN AFRAKHTEH** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all of the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2020 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

This Quitclaim Deed was prepared without benefit of a title search but was prepared solely based on information provided by the Grantor.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 24th day of November 2020.

GRANTOR:

LAND DEVELOPMENT.COM, INC.,
a Tennessee corporation

By: _____
Name: Ardavan Afrakhteh
Its: President

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ardavan Afrakhteh, the President of Land Development.com, Inc., a Tennessee corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Ardavan Afrakhteh, the President of Land Development.com, Inc., a Tennessee corporation.

Witness my hand and official seal this 24th day of November, 2020.

_____
Notary Public

My Commission Expires:
12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

AFFIDAVIT OF VALUE

I, Kim Sewell, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 24th day of November, 2020.

_____
Affiant

_____
Notary Public

My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being parts of Lots 73 and 74 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County. Said parts of said lots adjoin and front together 90 feet on the southwesterly side of Acklen Avenue, (formerly Love Circle) and run back between lines 95 feet to a dead line, measuring 92.6 feet thereon.

Being the same property conveyed to ARASHK AFRAKHTEH, by deed from VIPUL TULSI LAKHANI AND CARMEL COLGROVE LAKHANI, of record in Instrument No. 20110707-0051851, dated June 28, 2011, said Register's Office.

Being the same property conveyed to LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, by quitclaim deed from ARASHK AFRAKHTEH AND PAOLA SELENA MARTINEZ, HUSBAND AND WIFE, of record in Instrument No. 20150211-0012632, dated February 5, 2015, said Register's Office.