Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
888 Property LLC 15 Missionary Drive Brentwood, TN 37027	New Owner	106-00-0-177.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 528116 DEEDQC
12/09/2020 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201209-0143646

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2020.

Notary Public

My Commission Expires: 3/8/2022
(Affix Seal)

N C M CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Hassan M. Eslami**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **888 Property LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot 2 of the Cypress + Guttman's Subdivision as shown on the Plat of record in Instrument No. 20181204-0118351, said Register's Office, to which plat reference is hereby made for a more particular and detailed description thereof.

Being the same property conveyed to Hassan M. Eslami by Quitclaim Deed from J and H 880 Property, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190319-0024946, dated March 5, 2019, recorded March 19, 2019, in the Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to J and H 880 Property, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Hassan M. Eslami and Javad Ramezanifar, dated February 28, 2018, recorded March 7, 2018, of record in Instrument No. 20180307-0021578, said Register's Office; and further being part of the same property conveyed to Hassan M. Eslami and Javad Ramezanifar by Warranty Deed from Lynn G. Lent, Successor Trustee of the Irrevocable Trust Agreement for the Benefit of Joan G. Shapiro, a 25% interest; Lynn Guttman Lent, Trustee of The Lynn Guttman Lent Trust – 2016, a 25% interest; Marvin C. Cypress and Joan G. Cypress, Co-

Trustees of The Gold Cypress Living Trust Agreement, a 16.67% interest; Lauren L. Cypress, a 16.67% interest and David E. Cypress, a 16.66% interest, dated January 11, 2018, recorded January 22, 2018, of record in Instrument No. 20180122-0006385, said Register's Office.

The above described property is investment property and is not the marital residence of the Grantor.

This is improved property known as: **888 Murfreesboro Pike, Nashville, TN 37217.**

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

This instrument was prepared from information supplied by the Grantor and Grantees. No title examination, survey, or settlement has been performed and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 2nd day of December, 2020.

GRANTOR:

Hassan M. Eslami

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hassan M. Eslami, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 2nd day of December, 2020.

Notary Public
My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

