This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10025-RR

Karen Johnson Davidson County
Batch# 543243 DEEDQC
12/29/2020 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201229-0154162

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10025-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 22nd day of December, 2020.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anurag Sethi and Lindsey Alexandria Ruiz 1000 Battlefield Dr. Nashville, TN 37204	New Owner	118-05-0-079.00 and 118-05-0-077.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Parviz Youssefi and wife, DeAnne Youssefi** ("Grantor") do/does hereby quitclaim and convey unto **Anurag Sethi and Lindsey Alexandria Ruiz, husband and wife** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being .11 acre tract located at the Southwest corner of Lealand Lane and Tennessee Central Railroad. Map No. 118, Group 05, Parcel No. 77 and being formerly a part of Lot No. 6 on the unrecorded Subdivision of Noelton, and described as follows: Beginning at the Southwest intersection of 10th Avenue South and the right of way of the Tennessee Central Railroad; thence with the right of way of said railroad, Westerly 83.9 feet more or less to the Northeast corner of the Briley lot; thence along Briley's Easterly line, Southerly 134 feet to a point near the top of a bluff at a stake, being the Northwest corner of the property of Hunt; thence along Hunt's North line and along a point near the top of said bluff Easterly , passing Hunt's Northeast corner at 69 feet, and continuing with Hunt's line extended, Easterly 120 feet more or less to the Westerly margin of 10th Avenue South; thence with the margin of the same, Northerly 150 feet more or less to the beginning, it being the intent and purpose to convey only that part of said property lying North of the North line of the Hunt property if extended Easterly to 10th Avenue South, which said line has recently been established by Lewis D. Justice, Surveyor.

Being the same property conveyed to Carrie Pellettieri Worrall by Warranty deed from J.E. Worrall and wife, Mabel Huggins Worrall of record in Book 1637, page 331, Register's Office for Davidson County, Tennessee, dated April 16, 1948 and recorded on September 04, 1948.

LESS AND EXCEPT that property conveyed to the State of Tennessee for a permanent easement in Warranty Deed recorded in Book 4795, page 448, in the Register's Office for Davidson County, Tennessee.

Final Decree Confirming (Tax) Sale in Book 6375, page 306, in the Register's Office for Davidson County, Tennessee, vesting property into Mack Hargis and Connie Frensley, dated April 12, 1982 and recorded September 6, 1984.

Being all of the same property conveyed to Rudolph V. Loy and Sue E. Loy, by Quitclaim Deed from Connie Frensley and Mack Hargis, of record in Book 9839, page 210, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Parviz Youssefi and wife, DeAnne Youssefi by Quitclaim deed from Rudolph C. Loy and wife, Sue E. Loy of record in Instrument No. 20021104-0135266 Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on November 04, 2002.

This is unimproved property located at: **3213 Lealand Lane, Nashville, TN 37204**

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.

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

202012290154162

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2020.

GRANTOR:

DeAnne Youssefi

Parviz Youssefi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DeAnne Youssefi +Parviz Youssefi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of December, 2020.

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202012290154162

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

