BOX 10-A

THIS INSTRUMENT PREPARED BY:
D. Dylan Potter
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
(615) 269-6626

Karen Johnson Davidson County
Batch# 593493 DEEDQC
03/17/2021 09:42:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210317-0035110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 16th day of March, 2021.

Notary Public

My Commission Expires: 3-3-2022

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2022

Address New Owners as Follows:

Sanaz Kiani
4401 Scenic Drive
Nashville, TN 37204-4132

Send Tax Bills To:

Same

Map-Parcel Number:

10507035800
10507050300

CONSOLIDATION QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I **SANAZ KIANI**, does hereby quitclaim and by these presents does transfer and convey all of her right, title and interest unto **SANAZ KIANI**, in and to the following tracts of land in Davidson County, Tennessee described as follows:

SEE EXHIBIT A WHICH IS ATTACHED HERETO FOR LEGAL DESRIPTION WHEREIN THE TWO SUBJECT MAP AND PARCELS DESCRIPTIONS HAVE BEEN CONSLOIDATION INTO ONE LEGAL DESCRIPTION.

Being the same property conveyed to Sanaz Kiani by Warranty Deed from D&L Market, Inc. a Tennessee for-profit corporation, recorded on the 28th day of March 2014 of record in Instrument No. 20140328-0025750, in the Register's Office for Davidson County, Tennessee.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THE PURPOSE OF THIS DEED IS TO COMBINE BOTH PARCELS INTO ONE PARCEL

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of March, 2021.

X _____
SANAZ KIANKI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, Sanaz Kianki, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of March, 2021.

_____
Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

EXHIBIT A

Being Lot Nos. 8 & 9 on B. F. Brown's Subdivision of the Rains Spring Tract, as of record in Book 57, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the easterly side of Rains Avenue and extends back between lines, 70 feet on the southerly line and 55 feet on the northerly line with the southerly margin of an alley, to an alley in the rear, measuring 55 feet, more or less thereon.

Said Lot No. 9 fronts fifty (50) feet on the east side of Rains Avenue and runs back between lines 70 feet on the North and 85 feet on the South side to a 16 foot alley in the rear.