Chapman

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 651452 DEEDQC
06/08/2021 10:41:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210608-0076599

O-SB-VRES-21-00756

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 28 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reja Ferdowsi	**Same as new owner**	
(NAME)	(NAME)	**105-06-0J-001.00-CO**
101 Creekside Crossing, STE. 1700-162,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FAIR LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REJA FERDOWSI** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 756 Alloway Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161215-0131507, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Fair Lane Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Fair Lane Properties, LLC, a Tennessee Limited Liability Company, and Reja Ferdowsi of record in Instrument No. 20161114-0119617 Register's Office for Davidson County, Tennessee, dated November 08, 2016 and recorded on November 14, 2016. (Value or consideration as shown in aforementioned deed $0.00.)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **756 Alloway Street, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 28th day of May, 2021.

Fair Lane Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Reja Fredowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REJA FREDOWSI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of FAIR LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of May, 2021.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212