Prepared By:
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Karen Johnson Davidson County
Batch# 733531 DEEDQC
10/11/2021 10:32:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211011-0136217

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Hillside Property Partners, LLC 1728 General George Patton Drive Suite 200 Brentwood, TN 37027	Hillside Property Partners, LLC 1728 General George Patton Drive Suite 200 Brentwood, TN 37027	060-08-0-046.00 and 060-08-0-047.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Farzin Ferdowsi**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to **Hillside Property Partners, LLC**, a Tennessee limited liability company, as GRANTEE.

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

Witness the execution of this Deed by the undersigned as of this the 6th day of October, 2021.

GRANTOR:

Farzin Ferdowsi

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Farzin Ferdowsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 6th day of October 2021.

Renee' Wells
Notary Public

My Commission Expires: 2-24-2024

Renee Wells STATE OF TENNESSEE NOTARY PUBLIC Williamson County

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Sworn to and subscribed before me this 6th day of October, 2021.

Renee' Wells
Notary Public

My Commission Expires: 2-24-2024

Renee Wells STATE OF TENNESSEE NOTARY PUBLIC Williamson County

EXHIBIT A
LEGAL DESCRIPTION

Tract 1:

Land in Davidson County Tennessee, being the southerly one hundred (100) feet of Lot No. 12 on the Map E.A. Lindsley Subdivision on the Dickerson Road, as of record in Book 547, Page 144, Register's Office for said County.

Said part of Lot No. 12 front 100 feet on the easterly side of a fifty foot unnamed street (now Hillside Road) and runs back approximately 700 feet on the northerly line and approximately 693 feet on the southerly, measuring approximately 100 feet in the rear.

Tract 2:

Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 13 on the Map of E.A. Lindsley's Subdivision of record in Book 547, Page 144, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 100 feet on the easterly side of Hillside Road (formerly Cobb Hill Road) and extends back 693 feet on the northerly line and 693.2 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon, according to survey by Richard Warren, Civil Engineer, dated May 9, 1963.

BEING the same property conveyed to Farzin Ferdowsi from Haven Builders, LLC by Deed of Correction dated December 11, 2020, and of record as Instrument No.: 20201215-0148167, Register's Office for Davidson County, Tennessee.

This is property commonly known as 3045 Hillside Road, Nashville, TN 37207.