Karen Johnson Davidson County
Batch# 758754 DEEDQC
11/22/2021 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211122-0154585

5076

QUITCLAIM DEED

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 15 DAY OF Nov, 20 21.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

File #21-1906A-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reja Ferdowsi	**Same as New Owner**	
(NAME)	(NAME)	
101 Creekside Crossing, Suite 1700-162		**105-10-0Q-001.00-CO**
(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 in Davidson County, Tennessee, being Unit A and Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1906 Beech Avenue Townhomes of record as Instrument No. 20161221-0134497 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fair Lane Properties, LLC, A Tennessee Limited Liability Company by Warranty deed from Alana Hamilton, unmarried and Gloria D. E. Davis, married of record in Instrument No. 20151103-0111997 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015.

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 ____ **unimproved** __X___ **improved** property known as: 1906 A Beech Avenue, Nashville, TN 37203.

Witness my/our hand(s) this the 15 day of Nov., 2021.

Fair Lane Properties, LLC

By: _____
Reja Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Reja Ferdowsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Fair Lane Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Reja Ferdowsi as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 15th day of November, 2021.

_____
Notary Signature
My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-07-2024

RETURN TO:
Reja Ferdowsi
101 Creekside Crossing, Suite 1700-162
Brentwood, TN 37027

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 15 day of Nov, 2021.

Ernest D. Bennett, III, Affiant — 11-15-2021 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 15 day of Nov, 2021.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023