...nson Davidson County
Batch# 760195 DEEDQC
11/23/2021 03:28:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211123-0155676

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Map & Parcel No. 092-12-0-199.00

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $ N-O-N-E.

Affiant

Subscribed and sworn to before me this 22nd. Day of November, 2021.

Notary Public

My Commission Expires: 5/2/2022

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:

PETER WEISS, ATTORNEY AT LAW
Ortale Kelley Law Firm
330 Commerce Street, Suite 110, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:

Yazdian Construction
(Name)

7175 Nolensville Road, Suite 207
(Street Address)

Nolensville, Tennessee 37135
(City) (State) (Zip Code)

SEND TAX BILLS TO:

"NEW OWNERS"
(Name)

(Street Address)

(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patterson Street Properties, a Tennessee general partnership, composed of Fred Yazdian, Jerome L. Rosenblum and Harry F. Friedman (Deceased),** hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its right, title and interest to **Yazdian Construction, a Tennessee general partnership composed of Firooz (Fred) Yazdian, Siroos (Sam) Yazdian and Sharam (Abe)Yazdian**, as to an undivided two-thirds (2/3) interest, to **Jerome L. Rosenblum**, as to an undivided one-sixth (1/6) interest, and to **Brenda G. Rosenblum**, as to an undivided one-sixth (1/6) interest, hereinafter called the "**Grantees**", their respective heirs, successors and assigns, in and to:

Land in Davidson County, Tennessee, being described, as follow:

Tract I:

Being the southerly 26 feet of Lot 312 of Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot 312 fronts 26 feet on the easterly side of 17th. Avenue North and runs back between parallel lines 48 feet more or less, to a dead line.

Tract II:

Being the northerly 26 feet of Lot 312 of Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot 312 fronts 26 feet, more or less, on the easterly side of 17th. Avenue North and runs back between parallel lines 48 feet more or less, to a dead line.

Being the same property conveyed to Patterson Street Properties, a Tennessee Partnership (being one and the same entity as Patterson Street Properties, a Tennessee general partnership), by Quitclaim Deed from Jerome L. Rosenblum and wife, Brenda Rosenblum, of record in Book 7105, Page 637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, the plan of record, if any, and any and all easements and/or rights-of-way and other matters of record, which may be applicable the subject property.

Being improved property located at 304 B 17th. Avenue North, Nashville, Tennessee

Witness our hand this 22nd. Day of November, 2021.

Patterson Street Properties,
a Tennessee general partnership

By: _____
Fred Yazdian, General Partner

By: _____
Jerome L. Rosenblum, General Partner

Harry F. Friedman, General Partner

By: _____
Frank G. Friedman, as Executor of and authorized by the Last Will and Testament of Harry F. Friedman, Deceased, of record in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 21P1245.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who his oath acknowledged himself to be the General Partner of Patterson Street Properties, a Tennessee general partnership, the within named bargainor, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said general partnership, as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 22nd. Day of November, 2021.

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/2/2022

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerome L. Rosenblum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who his oath acknowledged himself to be the General Partner of Patterson Street Properties, a Tennessee general partnership, the within named bargainor, and that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said general partnership, as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 22nd. Day of November, 2021.

Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:5/2/2022

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank G. Friedman, as Executor of and authorized by the Last Will and Testament of Harry F. Friedman, Deceased, of record in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 21P1245, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged that Harry F. Friedman, General Partner of Patterson Street Properties, a Tennessee general partnership, the within named bargainor, and that he, as Executor of the Last Will and Testament said Harry F. Friedman, Deceased, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said general partnership, by himself, as said Executor for Harry F. Friedman, Deceased, its General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 22nd. Day of November, 2021.

Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/2/2022