Karen Jot
Batch# 760195 DEEDQC
11/23/2021 03:28:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211123-0155678

STATE OF TENNESSEE) Map & Parcel No. 092-16-0-B-022.00CO

COUNTY OF DAVIDSON)

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

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/2/2022

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: SEND TAX BILLS TO:

Yazdian Construction	**"NEW OWNERS"**
(Name)	(Name)
7175 Nolensville Road, Suite 207	
(Street Address)	(Street Address)
Nolensville, Tennessee 37135	
(City) (State) (Zip Code)	(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, **Fred Yazdian and Frank G. Friedman, Executor of the Estate of Harry F. Friedman (Deceased),** hereinafter called the "**Grantors**", do hereby quitclaim and convey all of their right, title and interest to **Yazdian Construction, a Tennessee general partnership composed of Firooz (Fred) Yazdian, Siroos (Sam) Yazdian and Sharam (Abe)Yazdian**, hereinafter called the "**Grantee**", its successors and assigns, in and to:

Land in Davidson County, Tennessee, being Lots 163,164,165,166,167,168 and 169 on the plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee and further known as:

Unit No. 301 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Fred Yazdian and Harry Friedman (being one and the same person, as Harry F. Friedman), by Warranty Deed from University Square Joint Venture, of record in Book 7831, Page 484, Register's Office for Davidson County, Tennessee, the said Harry Friedman having since died.

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 900-19th. Avenue South #301, Nashville, Tennessee 37212

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

Fred Yazdian

Frank G. Friedman, 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, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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, Executor, the within named bargainor 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 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.

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