Karen Johr... Davidson County
Batch# 760195 DEEDQC
11/23/2021 03:28:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211123-0155680

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No168-00-0-137.00

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

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:

RTP to: **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, **Y&F Enterprises, a Tennessee general partnership composed of Fred Yazdian 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**, hereinafter called the **"Grantee"**, its successors and assigns, in and to:

Land in the 9th.Civil District Davidson County, Tennessee, described as follows:

Beginning in the westerly margin of Hester Beasley Road at a point 1317.3 feet southerly from the northeast corner of the Colebrooke Tract; running thence with said margin, South 52 degrees 13' West 163 feet to an iron pin; thence north 27 degrees 30' west 350 feet to a gun barrell; thence north 40 degrees East 120 feet to an iron pin; thence south 37 degrees 47' East 371 feet to the beginning.

Being the same property conveyed to Y&F Enterprises (being one and the same entity as Y&F Enterprises, a Tennessee general partnership), by Warranty Deed from Spain Enterprises, of record in Book 7278, Page 640, 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 unimproved property located at Hester Beasley Road, Nashville, Tennessee.

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

Y&F Enterprises,
a Tennessee general partnership.
By: _____
Fred Yazdian, 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 Partners of Y&F Enterprises, 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 Y&F Enterprises, 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