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11/23/2021 03:28:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211123-0155683

STATE OF TENNESSEE) Map & Parcel No. 119-05-0-145.00

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:

Prep to: **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:

Frank G. Friedman	**"NEW OWNER"**
(Name)	(Name)
632 HARPETH TRACE DRIVE	
(Street Address)	(Street Address)
Nashville, Tennessee 37221	
(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 Harry F. Friedman (Deceased), d/b/a Y&F Enterprises,** hereinafter called the "**Grantor**", do hereby quitclaim and convey all of its right, title and interest to **Frank G. Friedman**, hereinafter called the "**Grantee**", his heirs, successors and assigns, in and to:

Land in Davidson County, Tennessee, being Lot No. 498 on the Plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Grandview (formerly Caldwell) Avenue and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to Fred Yazdian and Harry F. Friedman (Deceased), d/b/a Y&F Enterprises, by Warranty Deed from Francis Dennis Knox, Jenny Dennis Tyree, Michael Lee Dennis, and Dorothy Ann Vaughan, of record in Book 8089, Page 674, 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 2614 Grandview Avenue, Nashville, Tennessee

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