QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 837561 DEEDQC
04/11/2022 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220411-0041596

File #22-0115-A-WP

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 30 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)	**129-12-0M-002.00-CO**
101 Creekside Crossing, Ste. 1700-162		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37022		
(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, MARRIED MAN,** 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:

A certain unit located in Davidson County, Tennessee, being Unit No. B of 115 Cheekwood Terrace Homes, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 115 Cheekwood Terrace Homes, a Horizontal Property Regime With Private Elements of record in Instrument No. 20171102-0112410, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Fair Lane Properties, LLC, a Tennessee limited liability company by Warranty Deed from Build Nashville DB2, LLC of record in Instrument No. 20170725-0075234, Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 25, 2017.

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: 115 Cheekwood Terrace, Nashville, TN 37205.

Witness my/our hand(s) this the 30 day of March, 2022.

Fair Lane Properties, LLC

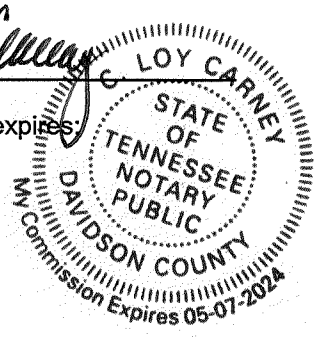
By: _____
Reja Ferdowsi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Reja Ferdowsi, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be the sole member of Fair Lane Properties, LLC the within-named bargainor, a limited liability company, and that they as such sole member of Fair Lane Properties, LLC, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such sole member.

Witness my hand, at office, this 30th day of March, 2022.

_____
Notary Signature
My commission expires:



RETURN TO:
David Baxter Matthews and Stephanie Anne Hart
220 31st Avenue North
Nashville, TN 37203

True Copy Certification

I, **Diane March,** 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 this the 30th day of March, 2022.

Affiant Signature
Date 03/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

