Karen Johnson Davidson County
Batch# 887093 DEEDQC
07/11/2022 11:53:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220711-0079448

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
6124 Robertson Ave Partners LLC 212 Overlook Cir. Brentwood, TN 37027	6124 Robertson Ave Partners LLC 212 Overlook Cir. Brentwood, TN 37027	091-09-0-011.00; 091-09-0-311.00; 091-09-0-013.00; 091-09-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **NASHVILLE FHMG LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **6124 ROBERTSON AVE PARTNERS LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this ___ day of June, 2022.

GRANTOR:

NASHVILLE FHMG LLC,
a Tennessee limited liability company

By: Fatemeh Hadjian
Name: _____
Its: Authorized Representative

STATE OF_____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____, the Authorized Representative of NASHVILLE FHMG LLC, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he as Authorized Representative executed the foregoing instrument for the purposes therein expressed and contained, by signing the name _____, as such Authorized Representative of NASHVILLE FHMG LLC.

Witness my hand and official seal this _____ day of _____, 2022

My Commission Expires:

_____
Notary Public

_____

see attached +

This certificate is attached to a 1 *page document dealing with/entitled* Quit Claim Deed *and dated* 6/29/22.

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On June 29, 2022 before me,

Yurria M. Leyva - Public Notary *(here insert name and title of the officer)*,

personally appeared Fatemeh Hadjian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YURIRIA M. LEYVA
COMM.# 2270259
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires Dec. 09, 2022

Signature Yurria M. Leyva (Seal)

Printed 02-18

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AFFIDAVIT OF VALUE

I, David J. Eckelmann, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 7 day of July, 2022.

Affiant

Notary Public

My Commission Expires: 6-28-25

STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

EXHIBIT "A"

Legal Description of the Property

Land in the Eighth, formerly the Twelfth, Civil District of Davidson County, Tennessee, generally described as being north of and adjacent to Robertson Avenue, East of Waco Drive, south of Nushua Ct and west of Vernon Ave., being more particularly described as follows:

Being the Adam Troy Anderson, Jr. & Kenneth M. McCoy properties as recorded in deed books (DB) 9370, page (PG) 647; DB 4535, PG 452; & sale instruments QC-20131104 0113983 & DB 20131104 0113984 in The Register's Office of Davidson County, Tennessee (RODCT), said combined parcel is generally described as being north of and adjacent to Robertson Avenue, East of Waco Drive, south of Nushua Ct and west of Vernon Ave, generally known as 6120-6124 Robertson Avenue Nashville, TN 37209 and more particularly described as follows:

Beginning at a ½" rebar found South 54°09'02" East, a distance of 34.11 feet from the southern terminus of the center of Nashua Lane. Said rebar being the southwest corner of lot 14 of the Plan of Brookewood Phase One as recorded in DB 8250, page 675 RODCT and also in the east line of the Barth Vernon United Methodist Church Property as recorded in DB 932, page 196 RODCT. Said pin also being the northwest corner of the property described; thence, with said Brookewood Subdivision South 80°31'12" East, a distance of 204.87 feet to a ½" rebar found. Said rebar being the northwest corner of the D224, LLC property as recorded in deed book 2040, page 453 RODCT and the Northeast corner of the herein described parcel of land; thence, leaving the Brookewood Subdivision with said D224 LLC property, South 09°40'45" West, a distance of 269.19 feet to a ½" rebar found in the northern right of way (ROW) of Robertson Avenue. Said rebar being the southwest corner of said D224 LLC property and the southeast corner of the herein described parcel of land; thence, leaving said D224 LLC property and with said ROW, North 80°37'14" West, a distance of 201.43 feet to a ½" rebar set and capped "DBS & Associates". Said rebar being the southeast corner of said Barth Vernon United Methodist Church Property and the Southwest corner of the herein described parcel of land; thence, leaving said ROW with the east line of said Barth Vernon United Methodist Church, North 08°56'53" East, a distance of 269.55 feet to the Point of Beginning.

Containing 1.26 ACRES, more or less. Based on a survey performed by Joshua A. Meeks, RLS #2790 of DBS & Associates dated September 29, 2016, job number SH24290.

Being the same property conveyed to NASHVILLE FHMG LLC by Deed from RICHLAND SOUTH, LLC, of record as Instrument No. __202207110079447____, Register's Office for Davidson County, Tennessee, dated July ____, 2022 and recorded on _____, 2022.

TRUE COPY CERTIFICATION

I, Skye Pierce, 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 **July 7, 2022** (date of document).

Skye Pierce

7/11/22
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 7/11/22, before me, the undersigned, personally appeared Skye Pierce, who acknowledges that this certification of an electronic document is true and correct.

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires: 9-8-2025

