Karen Johnson Davidson County
Batch# 893048 DEEDQC
07/25/2022 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220725-0084504

THIS INSTRUMENT PREPARED BY:
**Lakeside Title & Escrow, LLC**
**854 Wren Rd**
**Goodlettsville, TN 37072**
**22-9006TN**

**The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.**

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Map and Parcel:** |
|---|---|---|
| Allison Kimberly Ries Farzan and Farbod Farzan | Allison & Farbod Farzan C/O Hillious Sullivan of Cooper, Travis & Company, PLC | 053 03 0 405.00 |
| 1700 Bondurant Old Hickory, TN 37188 | 3008 Poston Ave Nashville, TN 37203 | |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **FWF Construction, LLC**, hereinafter referred to as the "GRANTOR" and **Allison Kimberly Ries Farzan and Farbod Farzan, wife and husband,** hereinafter referred to as the "GRANTEE":

**WITNESSETH**

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **FWF Construction, LLC** has this day quitclaimed unto **Allison Kimberly Ries Farzan and Farbod Farzan, wife and husband,** any right, title and interest in and to certain real property located in F9 County, being more particularly described as follows, to wit:

Property known as 1700 Bondurant Street Old Hickory, TN 37138, County of Davidson to wit.

Land in Davidson County, Tennessee, being Lot 47, Revised Plan of Section F, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to FWF Construction, LLC, by deed from Craig Stevens, an unmarried man, dated 03/23/2021 and recorded 03/24/2021 in Instrument No. 20210324-0038724, said Register's Office.

Tax Map and Parcel ID is as follows 053 03 0 405.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 22 day of July, 2022.

FWF CONSTRUCTION, LLC

Allison Farzan

By: Allison Kimbely Ries Farzan
Member

By: Farbod Farzan
Member

State of Tennessee )
County of Davidson )

Before me, a Notary Public, of the State and County aforesaid, personally appeared **Allison Kimbely Ries Farzan and Farbod Farzan,** with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself/themselves to be the Members of the within named bargainor, a limited liability company, and that he/she/they as such Members executed the foregoing instrument for the purpose therein contained, by signing the name of FWF Construction, LLC by himself/herself/themselves as Members.

WITNESS my hand and seal, this 22 day of July, 2022

Baille McMahan

Notary Public

My commission expires:

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I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

BAILLE MCMAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES MARCH 28, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 22 day of July, 2022.

Baille McMahan

Notary Public
Commission Expiration

**Tennessee Certification of Electronic Document**

I, Caleb Waters, 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 7|22|2022 (date of document).

Caleb Waters
Affiant Signature

7|25|2022
Date

State of Tennessee

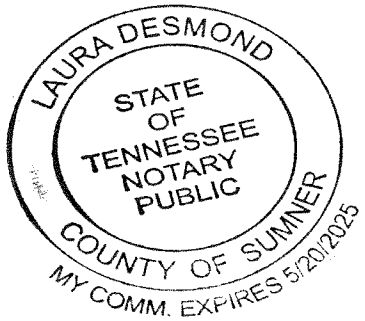
County of Davidson

Sworn to and subscribed before me this 25th day of July, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL




202207250084504