Karen Johnson Davidson County
Batch# 965930 DEEDQC
01/31/2023 08:56:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230131-0007032

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 07213004100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Enayatullah Belyad,** has bargained and sold, and by these presents do convey, remise and quitclaim all interest they may possess to **Enayatullah Belyad and Sahar Rezaei Dashti, husband and wife,** creating a tenants by the entirety, their heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

BEING Lots Nos. 1 to 4, inclusive, on the Map of Irvington, of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lots 1 to 4, inclusive, front together 100 feet on the westerly side of Gallatin Road and run back between parallel lines, with the northerly margin of West Cahal Avenue, 100 feet to a 20-foot easement in the rear, on which they measure together 100 feet.

BEING the same property conveyed to Enayatullah Belyad, married, by Warranty Deed from Jackson B. Smith and wife, Sandra C. Smith and Terry Lee Dunn and wife, Tamela Lee Dunn, dated July 11, 2012, and filed at Instrument No. 20120712-0061137, Register's Office for Davidson County, Tennessee.

This is improved commercial property known as: **2601 Gallatin Avenue, Nashville, TN 37216**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the parties have executed this instrument this 26th day of January, 2023.

Enayatullah Belyad

Enayatullah Belyad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Enayatullah Belyad**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 26th day of January, 2023.

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026 Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 26th day of January, 2023.

My Commission Expires: OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026 Notary Public

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NEW OWNER(S)
Enayatullah Belyad
5305 Barton Vale Ct.
Nashville, TN 37211

SEND TAX BILL TO:
Owner(s)