This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21133-KV

Karen Johnson Davidson County
Batch# 1019798 DEEDQC
06/27/2023 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0048984

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 27th day of June, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
ARA Property Management, LLC 400 Edenwold Road Madison, TN 37115	New Owner	034-10-0-121.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Alireza Nouri** ("Grantor") do hereby quitclaim and convey unto **ARA Property Management, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rivergate Station Section Four, a Commercial Subdivision – a Resubdivision of Lot 8 Rivergate Station Section Three of record in Plat Book 7900, page 18, in the Register's Office For Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alireza Nouri by Special Warranty Deed from John D. Lentz, Executor of the Estate of Robert O. Frensley, Mark McDonald, and G. William Coble dated October 10, 2019 and recorded on October 11, 2019 as Instrument No. 20191011-0104567, Register's Office for Davidson County, Tennessee.

This is improved property located at: **400 Edenwold Road, Madison, TN 37115**

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2023.

GRANTOR:

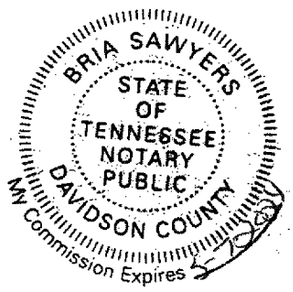
Alireza Nouri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alireza Nouri, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2023.

Notary Public
My Commission expires: 5-7-2024



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/27/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/27/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** June, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM