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
20230627-0048985

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	034-09-0-175.00

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:

Being Lot No. 2, on the Plan of Rivergate Station Four, as shown on plat of record in Plat Book 7900, Page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described, according to a survey by Dale and Associates (Allen R. Trumbo R.L.S. 1127), dated October 10, 1994, revised December 21, 1994, Job No. 88056 as follows:

Beginning at an iron pin situated in the easterly margin of Gallatin Pike, said point being the Southwest corner of the Robert O. Frensley property of record in Deed Book 7504, Page 578, Register's Office for Davidson County, Tennessee, said point also being the Northwest corner of the property herein described. Thence, with said Frensley property line, S 69° 24' 01" East, for a distance of 175.00 feet to an iron rod situated in the Northwest corner of the Turbo Investment Property of record in Deed Book 8698, Page 334, Register's Office for Davidson County, Tennessee; Thence with said Turbo Investment property line, S 20° 35' 59" W, for a distance of 95.00 feet to an iron rod; Thence, S 82° 43' 06" W, for a distance of 148.73 feet to an iron rod; Thence, N 69° 24' 05" West, for a distance of 43.57 feet to an iron rod situated in the easterly margin of Gallatin Pike; Thence, along said road, N 20° 35' 55" East, for a distance of 54.59 feet to an iron rod; Thence, continuing along said road, with a curve to the right having a central angel of 00° 02' 12", a radius of 171,836.00 feet, a tangent of 55.03 feet, a length of 110.07 feet and having a chord which bears N 20° 37' 15" E, a distance of 110.07 feet to the Point of Beginning and containing 24,230 square feet or 0.556 acres of land, more or less.

Being the same property conveyed to Alireza Nouri and Nasoori Mashallah by deed from Carrie C. Ellis f/k/a Carrie S. Crossman of record in Instrument No. 20161104-0116843, and being further conveyed to Ali Nouri, by Quitclaim Deed from Nasoori Mashallah, dated March 21, 2019, of record in Instrument No. 20190321-0025815, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1521 Gallatin Pike, 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

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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