Karen Johnson Davidson County
Batch# 1043541 DEEDQC
08/28/2023 02 33 51 PM 5 pgs
Fees $27 00 Taxes $0 00

20230828-0067266

This Instrument Prepared By: Invest Holdings LLC at 728 Crestmark Dr, Mt. Juliet, TN 37122, USA

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Aziz Ashurov, of Invest Holdings LLC, a Tennessee corporation whose tax mailing address is 728 Crestmark Dr, Mt. Juliet, TN 37122, USA, (the "Grantor"), for and in consideration of ___0___ Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Bradys Infinite Solutions LLC, a Tennessee corporation, whose tax mailing address is 835 Harrisburg Ln, Mt. Juliet, TN 37122, USA, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

630 W Iris Dr, Nashville TN 37204.

Being all or part of the same property described in the County Register's Deed book ~~1130~~, Page ~~36~~ Current Source of title 20220505-0052072

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
28 Day of Aug, 2023.
a.Hayes, Deputy Register

IN WITNESS WHEREOF the Grantor has executed this instrument this 28 day of August, 2023.

Signed in the presence of:

_____
Witness signature

_____
Witness name

Invest Holdings LLC

Per: _____
Aziz Ashurov

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, MATTHEW C SEXTON, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Aziz Ashurov of Invest Holdings LLC, a Tennessee corporation, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 28th day of AUGUST, 2023.

Notary Public, the State of Tennessee

County of DAVIDSON

My commission expires: 09/02/2024

MATTHEW C SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $ _____

newowner:
Mail Tax Notice to: Bradys Infinite Solutions LLC, 835 Harrisburg Ln, Mt. Juliet, TN 37122, USA

Parcel Number: 118-07-0-122.00

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 0-AR-22-630

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number. 1-16186-RR

Karen Johnson Davidson County
Batch# 851365 DEEDWARR
05/05/2022 12.21 47 PM 2 pgs
Fees $13.00 Taxes: $3,145 00
20220505-0052072

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2022.

Notary Public
My Commission Expires:

ADAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 05/05/2025 DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Invest Holdings, LLC 728 Crestmark Dr Mt. Juliet, TN 37122	New Owner	11807012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Osteen & Casteel, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Invest Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No. 13 of Block B on the Plan of Berry Hill Gardens of record in Book 1130, Page 36, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Osteen & Casteel, LLC, by Warranty Deed from Professional Audio Video Engineering, Inc., of record in Instrument No. 20201005-0115175, in the Register's Office for Davidson County, Tennessee, dated October 2, 2020, and recorded on October 5, 2020

This is improved property located at: **630 West Iris Drive, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record