Karen Johnson Davidson County
Batch# 1044638 DEEDQC
08/31/2023 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230831-0068191

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Bak Bros LLC 613 Southgate Ave Nashville, TN 37203	New owner	105-07-3Y-001.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrew Assad Bakhtiari, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Bak Bros LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 416 Moore Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 416 Moore Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20201012-0118248, in the Register's Office for Davidson County. Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility casements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit *'B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Andrew Assad Bakhtiari, an unmarried man, by Warranty Deed from the MC2 GROUP, Inc., a Tennessee corporation, of record at Instrument No. 20230823-0066004, dated August 17, 2023, and recorded August 23, 2023, in the Register's Office of Davidson County, Tennessee.

Being also known as 416 A Moore Avenue, Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24th day of August, 2023.

Affiant

Notary Public

My commission expires:
(Affix Seal)

HAYLIE HARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29 day of August, 2023.

Andrew Assad Bakhtiari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Assad Bakhtiari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29 day of August, 2023.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

202308310068191

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 29, 2023 (date of document).

Affiant Signature

August 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023