Karen Johnson Davidson County
Batch# 1084990 DEEDQC
12/22/2023 08:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231222-0098653

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Kabir Afzali and Mirwais Afzali 2204 Nolensville Pike Nashville TN 37211
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	Tract 1: 11804008100 Tract 2: 11901004400

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Kabir Afzali and Mirwais Afzali** (herein "Grantor") by these presents do hereby quitclaim and convey **unto Kabir Afzali a 65% undivided interest and unto Mirwais Afzali a 35% undivided interest**, (herein "Grantee") their successors and assigns, all of our interest in the following described tract or parcels of land in **Davidson** County, Tennessee, to wit:

Tract 1 (2204 Nolensville Pike, Nashville, TN 37211):

Land in the Sixth District of Davidson County, Tennessee, being Lot No. 3, on the Plan of Subdivision of the G.P. Rose property, dated Mar. 1925, of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 63 feet 6 inches on the easterly side of Nolensville Pike, measuring 58 feet across the rear, extending back 228 ½ feet on the northerly line and 202 feet on the southerly line.

Included in the above description but EXCLUDED therefrom is that part of said property conveyed to the State of Tennessee for the highway purposes, of record in Book 2021, Page 456, for said County.

Subject to: Creation of Easement and/or Right-of-Way for Ingress-Egress of a permanent, perpetual, and non-exclusive 24 foot wide Easement and/or Right-of-Way for Ingress-Egress, same extending from Nolensville Pike, across Tract 3 as depicted on Exhibit A, to Tract 10 as depicted on Exhibit A, said Easement and/or Right-of-Way being located immediately adjacent to and paralleling the south boundary line of Tract 3, of record in Instrument No. 20180305-0020453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kabir Afzali and Mirwais Afzali from Shirzad Etemadi by Warranty Deed recorded on September 6, 2018, in Instrument No. 20180906-0088379, Register's Office for Davidson County, Tennessee.

Tract 2 (375 Hester Ave., Nashville, TN 37211):

Land in the Sixth District of Davidson County, Tennessee, being Lot No. 10, on the Plan of Subdivision of the G.P. Rose property, dated Mar. 1925, of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 58 feet on the westerly side of Hester Avenue, running back between parallel lines 150 feet, adjoining in the rear of Lot No. 3.

Included in the above description but EXCLUDED therefrom is that part of said property conveyed to the State of Tennessee for highway purposes, of record in Book 2021, Page 456, for said County.

Being the same property conveyed to Kabir Afzali, Mirwais Afzali, from Shirzad Etemadi, by Warranty Deed recorded on February 10, 2021, in Instrument No. 20210210-0019017, Register's Office for Davidson County, Tennessee.

THIS QUITCLAIM DEED IS BEING EXECUTED TO COMBINE BOTH TRACTS/PARCELS UNDER ONE DEED AND THEREFORE HAVE A SINGLE MAP & PARCEL ASSIGNED TO EMBRACE BOTH TRACTS/PARCELS. GRANTEES DESIRE TO KEEP THE NOLENSVILLE PIKE PARCEL 81 AS THE DESIGNATED PARCEL TO EMBRACE BOTH TRACTS/PARCELS MOVING FORWARD.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of December 2023.

Kabir Afzali

Mirwais Afzali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kabir Afzali**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of Dec. 2023

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Mirwais Afzali**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of Dec. 2023

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO

Affiant

Subscribed and sworn to before me this 19th day of Dec. 2023.

Notary Public
My Commission Expires 7-9-2024

GINGER B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **December 19, 2023** (date of document).

Cindy S. Smith, Affiant

12/21/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 21st day of December, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026