QUITCLAIM DEED

Karen Johnson
Batch # 1091718
01/22/2024 02:17:56 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240122-0003400

File #23-TC-0762-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2024.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reja Ferdowsi	**Same as New Owner**	
(NAME)	(NAME)	**105-06-0K-002.00-CO**
101 Creekside Xing, Ste. 1700-162		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FAIR LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **REJA FERDOWSI** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 760 Alloway Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170830-0089103, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Fariborz Ferdowsi and wife, Lela Ferdowsi by Warranty Deed from Jennifer Lanier, a single person, of record in Instrument No. 20060605-0065886, Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 5, 2006.

Being a portion of the same property conveyed to Reja Ferdowsi by Quitclaim Deed from Fariborz Ferdowsi and wife, Lela Ferdowsi of record in Instrument No. 20131223-0129556, Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 23, 2013.

Being a portion of the same property conveyed to Fair Lane Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Fair Lane Properties, LLC, a Tennessee Limited Liability, and Reja Ferdowsi of record in Instrument No. 20161114-0119617, Register's Office for Davidson County, Tennessee, dated November 8, 2016 and recorded on November 14, 2016.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X__ **improved** property known as: 762 Alloway Street, Nashville, TN 37203.

Witness my/our hand(s) this the 12 day of Jan, 2024.

Fair Lane Properties, LLC

BY: Reja Ferdowsi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Reja Ferdowsi with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of Fairlane Properties, LLC and that he is authorized to sign as Sole Member of Fair Lane Properties, LLC.

Witness my hand, at office, this 12th day of January, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Reja Ferdowsi
101 Creekside Xing, Ste. 1700-162
Brentwood, TN 37027