QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 1129607 DEEDQC
05/01/2024 02:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240501-0031882

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30 DAY OF April 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/12/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Farzin Ferdowsi	New Owner	Tract 1: 034-09-0-098.00
12761 Old Hickory Blvd		Tract 2: 034-09-0-095.00
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AUTO CENTRAL MADISON LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

FARZIN FERDOWSI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract 1: Parcel I:

Land in Davidson County, Tennessee, being the southerly part of Lot Nos. 43, 44 and 45, Block "A" on the Plan of Edenwold City, of record in Plat Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot, and described as follows:

Beginning at an iron pin in the northerly margin of Shakespeare Avenue, the common corner of Lots Nos. 42 and 43; thence with the line between said two lots, northwardly 43.5 feet to an iron pin; thence north 71 deg. 17' west 64.6 feet to an iron pin in the easterly margin of Gallatin Pike or Highway 31 E as widened; thence with the margin of the same south 18 deg. 55' west 66.33 feet to the beginning of a curve; thence around said curve southeastwardly 20.44 feet to an iron pin in the northerly margin of Shakespeare Avenue; thence with the margin of the same eastwardly 76.88 feet to the beginning.

Tract 1: Parcel II:

Land in Davidson County, Tennessee, being Lot Nos. 41 and 42 of Block "A" on the plan of Edenwold City, of record in Plat Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Auto Central, LLC, A Tennessee limited liability company, from Farzin Ferdowsi by Warranty Deed , recorded in Instrument Number 20220207-0013583, Register's Offce of Davidson County, Tennessee.

This is Improved property known as 1484 Gallatin Pike, Madison, Tennessee 37115.

TRACT II:

Land in Davidson County, Tennessee, being Lot Nos. 39 and 40, Block A, on the plan of Edenwold City, of record in Plat Book 421, Page 123 (erroneously sited in prior deeds as Plat Book 421, Page 127), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Auto Central, LLC, A Tennessee limited liability company, from Farzin Ferdowsi by Warranty Deed , recorded in Instrument Number 20160902-0092677, Register's Office of Davidson County, Tennessee.

This is Improved property known as 103 Shakespeare Ave., Madison, Tennessee 37115.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein

Witness its hand on the 17 day of April, 2024.

Auto Central Madison LLC, A Tennessee limited liability Company

BY: _____

ITS: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Farzin Ferdowsi (name) of Auto Central LLC, A Tennessee LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Manager (title) of AUTO CENTRAL MADISON LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a corporation, and that Auto Central LLC, A Tennessee LLC, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of April, 2024.

Notary Public Renee' Wells

My Commission Expires: 2-24-2025

Renee' Wells
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County

This document is prepared following the instructions of both the Grantor and Grantee, who have declined the performance of a title search and the procurement of a title insurance policy. The legal description of the property herein is derived from the preceding deed. The preparer of this deed does not assume liability for the accuracy of the prior legal description, property title, or for potential discrepancies and errors.

I Lisa Allard, 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 April 30, 2024

Lisa Allard April 30, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January April 30, 2024

Jim R. Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY