QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1147672 DEEDQC
06/17/2024 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240617-0044869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ERIK NIKRAVAN & ALLYSON KREBS	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
1023 ALICE ST.		**070 07 0 038.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ERIK NIKRAVAN, UNMARRIED** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ERIK NIKRAVAN, UNMARRIED, AS TO A 70% UNDIVIDED INTEREST AND ALLYSON KREBS, UNMARRIED, AS TO A 30% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 200 FEET OF THE WESTERLY 50 FEET OF LOT NUMBER 20 ON THE MAP OF J.B. SPURLOCK'S LAND, NOT OF RECORD. BEGINNING IN THE CENTER OF ALICE AVENUE AT A POINT 650 FEET WEST OF THE WESTERLY MARGIN OF BUENA VISTA PIKE; THENCE NORTHWARDLY PARALLEL OF THE WESTERLY LINE OF LOT NUMBER 21, 200 FEET; THENCE WESTERLY 50 FEET TO THE WESTERLY LINE OF LOT NUMBER 20 THENCE SOUTHWARDLY ALONG THE WESTERLY LINE OF LOT NUMBER 20, 200 FEET TO THE CENTER OF ALICE AVENUE, THENCE WITH THE CENTER OF ALICE AVENUE EASTWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIK NIKRAVAN BY WARRANTY DEED FROM JOHN Z. HIATT, AN UNMARRIED INDIVIDUAL, DATED MARCH 27, 2020, RECORDED MARCH 27, 2020, AND OF RECORD AT INSTRUMENT NO. 20200327-0033590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is Improved Property commonly known as: 1023 Alice St., Nashville, TN 37218.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 11TH day of June, 2024.

ERIK NIKRAVAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **ERIK NIKRAVAN**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11TH day of June, 2024.

Notary Signature

My commission expires:
10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 6/11/2024.

Date

Affiant Signature

6/14/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of June, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)