Karen Johnson Davidson County
Batch# 1151557 DEEDQC
06/27/2024 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240627-0048150

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/17/27
(AFFIX SEAL)

File #23-TC-0762-P

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 001.00**
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, MARRIED** 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 in Davidson County, Tennessee, being Unit No. A on the plan of 760 ALLOWAY STREET TOWNHOMES, as shown on Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions of 760 Alloway Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170830-0089103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Reja Ferdowsi, by Warranty Deed from Gregory L. Beard, of record in Instrument No. 20050902-0105422 and re-recorded in Instrument No. 20050909-0108843, in the Register's Office for Davidson County, Tennessee, dated September 12, 2005 and recorded on September 2, 2005.

Being the same property conveyed to Fariborz Ferdowsi, married, by Warranty Deed from Nashville Housing Properties, LLC, of record in Instrument No. 20060710-0082733, in the Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on July 10, 2006.

Being the same property conveyed to Fariborz Ferdowsi, by Warranty Deed from Reja Ferdowsi, A Single Person, of record in Instrument No. 20070116-0006027, in the Register's Office for Davidson County, Tennessee, dated January 11, 2007 and recorded on January 16, 2007.

Being the same property conveyed to Fariborz Ferdowsi, a married man, by Warranty Deed from Edwin G. Kirkland and wife, Marie Hope B. Kirkland, of record in Instrument No. 20080725-0076375, in the Register's Office for Davidson County, Tennessee, dated July 16, 2008 and recorded on July 25, 2008.

Being part of the same property conveyed to Reja Ferdowsi, by Quitclaim Deed from Fariborz Ferdowsi and wife, Lela Ferdowsi, of record in Instrument No. 20131223-0129554, in the Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 23, 2013.

Being the same property conveyed to Reja Ferdowsi, by Quitclaim Deed from Fariborz Ferdowsi and wife, Lela Ferdowsi, of record in Instrument No. 20131223-0129555, in the Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 23, 2013.

Being part of the same property conveyed to Reja Ferdowsi, by Quitclaim Deed from Fariborz Ferdowsi and wife, Lela Ferdowsi, of record in Instrument No. 20131223-0129557, in the Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 23, 2013.

Being part of the same property conveyed to Fair Lane Properties, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Reja Ferdowsi, of record in Instrument No. 20150805-0077622, in the Register's Office for Davidson County, Tennessee, dated August 4, 2015 and recorded on August 5, 2015.

Being 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 Company, and Reja Ferdowsi, of record in Instrument No. 20161114-0119617, in the 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: 764 Alloway Street, Nashville, TN 37203.

Witness my/our hand(s) this the 22 day of June, 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 22 day of June, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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

Certificate of Authenticity

I, Joshua A. Terry, 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 6/22/24.

Affiant Signature – Joshua A. Terry

6/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/25/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27