AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
580 Carlisle Street, Suite B Hanover, PA 17331
File No. MBT136807

Karen Johnson Davidson County
Batch# 1152934 DEEDQC
07/01/2024 10:16:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240701-0049208

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 081123K10100CO; 081123K10200CO; 081123K10300CO; 081123K10400CO; 081123K10500CO; 081123K20100CO; 081123K20200CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 11th day of June, 2024, by and between **Dary Taheri, married** and **Akbar A. Arab, married, as tenants in common,** residing at 110 Jackson Lake Drive, Franklin, TN 37069, hereinafter referred to as Grantor(s) and **TRA Real Estate LLC,** located at 1600 10th Avenue North, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1600 10th Avenue North, Nashville, TN 37208

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/02/2024 under Instrument Number: 20240102-0000256 in the Register's Office of Davidson County, Tennessee.

This is not the homestead property of the Grantor(s) and/or their spouse(s).

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Dary Taheri

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Dary Taheri** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Smyrna, TN, this 11 day of June, 2024.

Notary Public

My Commission expires: 01-24-2028

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Akbar A. Arab

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Akbar A. Arab** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Smyrna, TN, this 11 day of June, 2024.

Notary Public

My Commission expires: 01-24-2028

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Akbar Arab / Dary Tatter

STATE OF Tennessee
COUNTY OF Rutherford

Subscribed and sworn to before me this 11 day of June, 2024.

Notary Public
My Commission Expires: 01-24-2028

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

TRA Real Estate LLC
1600 10th Avenue North
Nashville, TN 37208

Name and address of property owner:

TRA Real Estate LLC
1600 10th Avenue North
Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Laura Machado, 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 06-11-2024 (date of document).

Affiant Signature

Jary Taheri

06-11-2024
Date

STATE OF Tennessee
COUNTY OF Rutherford

Sworn to and subscribed before me this 11 day of June, 2024.

Notary's Signature

My Commission Expires: 01-24-2028

NOTARY'S SEAL

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101, 102, 103, 104, 105, 201 and 202, of 1600 10th Church Lofts, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and Declaration establishing 1600 10th Church Lofts, a Condominium of record in Instrument Number 202209220105326, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed.

Parcel ID Number: See Deed

Property commonly known as: 1600 10th Avenue North, Nashville, TN 37208

Tennessee Certification of Electronic Document

I, David R. Breschi, 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 of document).

D R Breschi

Affiant Signature

6/11/2024

Date

State of Pennsylvania

County of York

Sworn to and subscribed before me this 11th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 06/06/2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Jazminn Allshouse, Notary Public
York County
My commission expires June 6, 2027
Commission number 1431412
Member, Pennsylvania Association of Notaries