Karen Johnson Davidson County
Batch# 1163597 DEEDQC
07/30/2024 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240730-0057302

QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

WG-QCD-24-550-404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gandom LLC, a Tennessee Limited Liability Company	**Same as new owner**	
(NAME) **7171 Nolensville Pike,Ste 105 pmb 109**	(NAME)	**162090C55000CO**
(ADDRESS) **Nolensville, TN 37135**	(ADDRESS)	
(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, **ARTA D FARHANGI**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GANDOM LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. B, located on Lot No. 25 on the Plan of Cedanvood Condominiums, revised No. 2, Lots 15 thru 44, Section Six Cedarwood Estates, of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee,to which plan reference is here made for a more complete description.

Being the same property conveyed to Arta D. Farhangi from Arnold Hahamyan and wife, Anna Hahamyan by Warranty Deed of Record in Instrument Number 20100616-0046743 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **550 Cedar Drive, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 29 day of July, 2024.

Arta D Farhangi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARTA D FARHANGI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **7/29/2024** (date of document).

Affiant Signature

Date **7/29/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **29** day of **July**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027