Karen Johnson Davidson County
Batch# 1163597 DEEDQC
07/30/2024 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240730-0057303

QUITCLAIM DEED

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 22 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

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

WG-QCD-24-550-404

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)	**04309038000**
(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:

Land in Davidson County, Tennessee, being Lot No. 13, Block B, on the Plan of Woodlawn Estates, as shown on plat of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said No. 13 as shown on said plan fronts 55 feet on the easterly side of Gallatin Pike and extends back between parallel lines 165 feet to a dead line in the rear on which it measures 55 feet thereon.

Being the same property conveyed to ARTA FARHANGI, as to a one-half (1/2) undivided interest, and MILAD FARHANGI, as to a one-half (1/2) undivided interest, as tenants in common from BENTON W. MORVANT by Warranty Deed of Record in Instrument Number 20170512-0047089 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: **404 Gallatin Pike North, Madison, Tennessee 37115**.

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: 3-20-29
(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 **24** 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