QUIT CLAIM DEED

24-3139B

Karen Johnson Davidson County
Batch# 1167240 DEEDQC
08/12/2024 09:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240812-0060229

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6th DAY OF AUGUST, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lela Ferdowsi	New Owner	Tract 1: 034-09-0-098.00
6009 Manassas Court		Tract 2: 034-09-0-095.00
Brentwood TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FARZIN FERDOWSI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LELA FERDOWSI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract 1: Parcel I:

Land in Davidson County, Tennessee, being the southerly part of Lot Nos. 43, 44 and 45, Block "A" on the Plan of Edenwold City, of record in Plat Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot, and described as follows:

Beginning at an iron pin in the northerly margin of Shakespeare Avenue, the common corner of Lots Nos. 42 and 43; thence with the line between said two lots, northwardly 43.5 feet to an iron pin; thence north 71 deg. 17' west 64.6 feet to an iron pin in the easterly margin of Gallatin Pike or Highway 31 E as widened; thence with the margin of the same south 18 deg. 55' west 66.33 feet to the beginning of a curve; thence around said curve southeastwardly 20.44 feet to an iron pin in the northerly margin of Shakespeare Avenue; thence with the margin of the same eastwardly 76.88 feet to the beginning.

Tract 1: Parcel II:

Land in Davidson County, Tennessee, being Lot Nos. 41 and 42 of Block "A" on the plan of Edenwold City, of record in Plat Book 421, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This is Improved property known as 1484 Gallatin Pike, Madison, Tennessee 37115.

TRACT II:

Land in Davidson County, Tennessee, being Lot Nos. 39 and 40, Block A, on the plan of Edenwold City, of record in Plat Book 421, Page 123 (erroneously sited in prior deeds as Plat Book 421, Page 127), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

As to Tract I and Tract II: Being the same property conveyed from Auto Central, LLC, A Tennessee limited liability company, to Farzin Ferdowsi by Quitclaim Deed , recorded in Instrument Number 20240501-0031882, Register's Office of Davidson County, Tennessee.

This is Improved property known as 103 Shakespeare Ave., Madison, Tennessee 37115.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein

Witness its hand on the 6th day of August, 2024.

FARZIN FERDOWSI

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, **FARZIN FERDOWSI,** the within named barganor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, executed the foregoing instrument in behalf of himself for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 6th day of August, 2024.

Notary Public Joanna Ross

My Commission Expires: 5/24/2028

JOANNA N. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
May 24, 2028

THIS DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES (GRANTOR AND GRANTEE), AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER OR REQUESTED BY THE PARTIES. THE PREPARER HAS ACTED AS SCRIVENER ONLY. SINCE THE PARTIES (GRANTOR AND GRANTEE) WERE THE PROVIDERS OF ALL INFORMATION, THE PARTIES HERETO RELEASE JIM R. VANDERPOOL, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY JIM R. VANDERPOOL, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING FROM INFORMATION THEY PROVIDED.

I Lisa Allard, 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 August 6, 2024.

Lisa Allard August 6, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 6, 2024.

Jim R. Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY