Karen Johnson
Batch # 1170501
08/16/2024 10:04:24 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240816-0062806

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
On Investments, LLC 1111 Beech Grove Road Brentwood, TN 37027	New Owner	072 06 4Q 002.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **OMEED NOORBAKHSH , UNMARRIED** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **ON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit A of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No.20220802-0087920, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1117 McGavock Pike Commons, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing in Instrument No. 20220802-0087920, and Bylaws appended thereto as Exhibit C, in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Omeed Noorbakhsh, an unmarried man by Warranty Deed from MOBA, LLC, a Tennessee limited liability company or record in Instrument No. 20240801-0058308 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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

This is unimproved property is known as 1117 B McGavock Pike, Nashville, TN 37216

Witness my hand this 14 day of August, 2024

OMEED NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **OMEED NOORBAKHSH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of August, 2024.

Commission expires:

Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14 day of August, 2024.

Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025