THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1245650 DEEDQC
03/11/2025 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018146

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Andrew Assad Bakhtiari 416 B Moore Avenue, Nashville, TN 37203	New owner	105-07-3Y-001.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bak Bros LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto, **Andrew Assad Bakhtiari, an unmarried man**, his successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 416 Moore Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome 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 Declaration of Covenants, Conditions and Restrictions establishing 416 Moore Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20201012-0118248, 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 casements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit *'B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Bak Bros LLC, a Tennessee limited liability company, by Quitclaim Deed from Andrew Assad Bakhtiari, an unmarried man, of record at Instrument No. 20230831-0068191, dated August 29, 2023, and recorded August 31, 2023, in the Register's Office of Davidson County, Tennessee.

Being also known as 416 A Moore Avenue, Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 6th day of March, 2025.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of March, 2025.

Bak Bros LLC, a Tennessee limited liability company

By: _____
Andrew Assad Bakhtiari, Member

By: _____
Eric Bakhtiari, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Andrew Assad Bakhtiari and Eric Bakhtiari**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of **Bak Bros LLC, a Tennessee limited liability company**, and that he/she/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of March, 2025.

_____
Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

202503110018146

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 6. 2025.

Affiant Signature

11th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

