Karen Johnson
Batch # 1332254
10/09/2025 10 33 25 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251009-0080710

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Jim A. Attar &
Nazila Attar
1053 Walnut Bend Lane
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
08106016800
08106049400

State of Tenn
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2025.

JOHN C ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/18/28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jim A. Attar and Nazila Attar,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Jim A. Attar and wife, Nazila Attar,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

Tract I:
Land in the 8th Civil District of Davidson County, Tennessee, and being part of Lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, of record in Book 38, page 433, Register's Office for Davidson County, Tennessee, and in Plan Book 1, page 19, Chancery Court for said County, described as follows:

Beginning at a point in the northerly margin of Buchanan Street, 50 feet west of the southeast corner of Lot No. 9; thence northwardly and parallel to a point; thence westwardly, parallel with the northerly margin of said Street, 50 feet to a point; thence southerly 150 feet to a point in the northerly margin of Buchanan Street; thence with the margin of same, eastwardly 50 feet to the beginning.

Tract II:
Land in the 8th Civil District of Davidson County, Tennessee, and being part of Lot No. 9 on the Plan of the Subdivision of the Harding-Bosley Tract, of record in Book 38, page 433, Register's Office for Davidson County, Tennessee, and the easterly ½ of an unnamed 40-foot street, described together as follows:

Beginning at a point in the northerly margin of Buchanan Street, 100 feet west of the southeast corner of Lot No. 9; thence northwardly and parallel with the easterly line of said Lot No 9, 150 feet to a point; thence westwardly, parallel with the northerly margin of said street, 70 feet to a point in the center line of a 40-foot unnamed street, which was closed by

Instrument of record in Book 3035, page 143, said Register's Office; thence along the center line of said street as closed; southerly 150 feet to a point in the northerly margin of Buchanan Street; thence with the margin of the same, eastwardly 70 feet to the point of beginning.

Being the same property conveyed to Jim A. Attar from Robert F. Spann, Substitute Trustee, by Substitute Trustee's Deed of record in Instrument No. 20140709-0060498, Register's Office for said county, Tennessee.

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

Said property is commonly referred to as 2618 and 2622 Buchanan Street, Nashville, Tennessee, 37208.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of July, 2025.

Jim A. Attar

Nazila Attar

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jim A. Attar and Nazila Attar,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2025.

My commission expires: 7/17/28 Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY