Davidson County DEEDQC
Recvd: 01/17/07 09:58 3 pg:
Fees:17.00 Taxes:0.00

20070117-0006652

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Jack Arvin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Jan 20 07
Lisa Anderson
Deputy Register

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 1-17-07

Reference Number of Any Related Documents: 20051130-0143718 (Source of Title)

Grantor:

Name SHOKOUH M. ARVIN
Street Address 701 Judge Mason Way
City/State/Zip Lavergne, TN. 37086

Grantee: And Send Tax bills To:

Name JACK ARVIN
Street Address 701 Judge Mason Way
City/State/Zip Lavergne, TN. 37086

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): See attached exhibit

Assessor's Property Tax Parcel/Account Number(s): 147-03-0A-101.00

THIS QUITCLAIM DEED, executed this 17 day of January, 2007, by first party, Grantor, Shokouh Arvin, whose mailing address is 701 Judge Mason way, Lavergne, TN. 37086 to second party, Grantee, Jack Arvin, whose mailing address is 701 Judge Mason Way, Lavergne, TN. 37086

WITNESSETH that the said first party, for good consideration and for the sum of Ten dollars Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit: See attached exhibit

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness Erica Gardner
Print Name of Witness Erica Gardner

Signature of Witness
Print Name of Witness J. Eric Ensignares

Signature of Grantor Shokouh Arvin
Print Name of Grantor Shokouh Arvin

State of Tennessee)
County of Davidson)

On January 17, 2007, before me, Beverly Dean Black, appeared Shokouh Arvin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Beverly Dean Black
Signature of Notary

Affiant ___ Known ✓ Produced ID
Type of ID Driver's License

(Seal) BEVERLY DEAN BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Prepared by:
Jack Arvin
701 Judge Mason Way
Lavergne, TN.
37086

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File No: 251100273

WARRANTY DEED

Bethany Porter
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

Shokouh M Arvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2005.

Bethany Porter
Notary Public

MY COMMISSION EXPIRES: August 16, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDUARR
Recvd: 11/30/05 08:58 2 pgs
Fees:13.00 Taxes:79.55

20051130-0143718

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shokouh M. Arvin	SAME	147-03-0A-101.00
(NAME)	(NAME)	
701 Judge Mason Way		
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Julie Carter, an unmarried person,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **Shokouh M. Arvin, a married person,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. H-7 on the Plan of Harding Place Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums, as of record in Book 5200, Page 571 and 572, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Julie Carter by Warranty Deed dated April 12, 2002 of record in Instrument No. 20020417-0047846, Register's Office for Davidson County, Tennessee.

Master Deed, By-Laws and Homeowners' Charter of record in Book 6104, Page 725; Charter for Homeowners' Association of record in Book 6081, Page 872; Appointment of Successor Trustee pertaining to Master Deed of record in Instrument No. 20050815-0096131; Sanitary Sewer Easement of record in Book 3312, Page 560; Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3570, Page 75 all matters shown on plat of record in Plat Book 5200, Pages 571-572, revising Plat Book 421, Page 8, Page Book 2900, Page 191 and Book 3842, Page 35; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 441 Harding Place, H-7, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, HER heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, HER heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.