FROM Nader Karshenas
TO Farkhondeh Karbaf

Davidson County DEEDQC
Recvd: 09/02/08 13:50 2 pg
Fees:12.00 Taxes:0.00
20080902-0089659

BOX 13
No File

QUITCLAIM DEED

Address of New Owner:
Farkhondeh Karbaf
432 Carl Miller, Unit B,
Antioch, TN , TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
P/O 17204000600

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

affiant

Subscribed and sworn to before me this the 27th day of August, 2008.

Notary Public
Commission Expires: 3/20/2010

I, Nader Karshenas do hereby quitclaim to Farkhondeh Karbaf, his/her Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

SEE EXHIBIT A

This is improved property (X) known as
432 Carl Miller, Unit A, Antioch, TN , TN 37013

Witness our hand(s) this the 27th day of August, 2008.

Nader Karshenas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Nader Karshenas The bargainor(s), 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 or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of August, 2008.

Notary Public
Commission Expires: 3/20/2010

EXHIBIT A

Land in Davidson County, Tennessee being Unit A as shown in the Master Deed establishing a Planned Unit Development for the Carl Miller Townhomes of record in Instrument No. 20080212-0014042, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Nader Karshenas by deed of record in Instrument No. 20070430-0050743, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.