03

Realty Title

Prepared by:

Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 000.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me this 7th day of August, 2009.

Diane K. Mann
Notary Public
My commission expires: 2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0907-36109

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shahrzad Ansari, Trustee 4113 E. Lone Oak Road Nashville, TN 37215	New Owner	131030E00100CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, and for the purpose of divesting all interest in the hereinafter described property bequeathed Adam Ansari by the Shahpour Ansari Trust dated January 30, 2008, Adam Ansari, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto Shahrzad Ansari, Trustee of the Shahpour Ansari Trust dated January 30, 2008, hereinafter the Grantee, all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of Lone Oak Condominiums, of record in Book 6200, Page 103, as established by the Master Deed in Book 8866, Page 562, and amended in Book 8870, Page 11, and in Book 8895, Page 629, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shahrzad Ansari, Trustee of the Shahpour Ansari Trust by deed from Shahpour Ansari, an unmarried man, of record in Instrument No. 20080219-0015685, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20090056963 DEEDQC
Recvd: 08/20/09 09:09 3 pgs
Fees:17.00 Taxes:0.00
20090820-0078334

This is improved property located at 4113 E. Lone Oak Road, Nashville, Tennessee.

Witness my hand this 6th day of August, 2009.

Adam Ansari

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Adam Ansari, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, California, this ___ day of August, 2009.

_____
Notary Public

SEE ATTACHED FOR OFFICIAL ACKNOWLEDGEMENT

My commission expires:

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY OTHER PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

State of California)
County of San Diego)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On August 6, 2009 before me, Johnna Ramos, notary public,
(here insert name and title of the officer)

personally appeared Adam Ansari

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Johnna Ramos

OFFICIAL SEAL
JOHNNA RAMOS
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1680400
SAN DIEGO COUNTY
MY COMM. EXP. JULY 22, 2010

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quitclaim deed

containing 2 pages, and dated 8/6/09.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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