BILL GARRETT, Davidson County
Trans:T20090075199 DEEDQC
Recvd: 11/04/09 09:06 2 pgs
Fees:17.00 Taxes:0.00
20091104-0101808

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM:	)	FROM:	
Amir Houshang Miramoo	)	Michael J. Philbin, Trustee	
And Vahideh Baghery-Hammed,	)		
Husband and wife	)		
TO:	)	TO:	
Michael J. Philbin, Trustee	)	Nicolas Aryan and Sima	
	)	Aryan, husband and wife	

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Nicolas Aryan 204 Crosshaven Court Antioch, TN 37013	Provident Funding Assoc. P.O. Box 5914 Santa Rosa, CA 95402	164-13-7CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of reflecting the change in the legal names of the current owners of the fee simple interest in the property described below, we, Amir Houshang Miramoo and Vihideh Baghery-Hammed, husband and wife, now known as Nicolas Aryan pursuant to Certification of Name Change entered in the United States District Court for the Middle District of Tennessee, on June 22, 2007 (see attached Exhibit A), and Sima Aryan pursuant to an order filed in the Probate Court for Davidson County Tennessee, in Case No. 09P-293 on February 23, 2009 (see Exhibit B) do hereby convey, remise, release and quitclaim all of our interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee being all of Lot No. 291, on the plan of ASHEFORD CROSSING, SECTION ONE, as shown by Plat appearing of record in Plat Book 7900, page 937, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Amir Houshang Miramoo and Vihideh Baghery-Hammed, husband and wife by deed from Gregory M. Turner and wife, Sherri A. Turner of record in Instrument No. 20021220-0157488 Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Crosshaven Court, Antioch, TN 37013. Said property is conveyed subject to all matters shown on the above referenced plat and such easements, restrictions and encumbrances as may affect the premises.

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Nicolas Aryan and Sima Aryan, husband and wife, their heirs and assigns, the same property hereinabove described to which reference is hereby made, and said property is conveyed subject to all matters shown on the above referenced plat and such easements, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 29 day of October, 2009.

Michael J. Philbin, Trustee

Sima Aryan f/k/a Vihedeh Baghery-Hammed

Nicolas Aryan f/k/a Amir Houshang Miramoo by Sima Aryan, his attorney in fact

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Sima Aryan, f/k/a Vihedeh Baghery-Hammed, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of October, 2009.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

Commission Expiration Date

Notary Public

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sima Aryan fk/a Vihedeh Baghery-Hammed, who upon, her oath, acknowledged herself to be the Attorney-In-Fact for the within named Nicolas Aryan, f/k/a Amir Houshang Miramoo, being authorized to act on behalf of said person, she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of October, 2009.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

Commission Expiration Date

Notary Public

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Michael J. Philbin, the bargainor, 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 at Nashville, Tennessee, this 29 day of October, 2009.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

LAURA B. RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expiration Date

Notary Public

exp 3-4-13

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $0.

Nicholas Greco
Affiant

Subscribed and sworn to before me, this 29 day of October, 2009.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

Commission Expiration Date

Notary Public