BILL GARRETT, Davidson County
Trans:T20090083179 DEEDQC
Recvd: 12/09/09 12:44 2 pgs
Fees:12.00 Taxes:0.00
20091209-0112583

This instrument prepared by
And Return To:
~~Homeland Title, LLC~~ The Perry Firm
1896 General George Patton Dr., Ste #400
Franklin, TN 37067

Map & Parcel: 160-14-0B-069.00

This instrument being prepared from information provided by the grantor.
No search was completed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt all of which is hereby acknowledged, I/We **Khalil Banaeian and wife, Soraya Beladi** hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **Khalil Banaeian and wife, Soraya Beladi and Amir Babak Banyan, married, all as tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5769 on the Plan of 2nd Revision, Brentwood Trace Condominiums, of record in Book 5200, page 261, Register's Office for Davidson County, Tennessee, which plan of record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Khalil Banaeian and wife, Soraya Beladi from Wanda F. Eakes, n/k/a Wanda Batson-Anderson and husband Michael R. Anderson, dated October 30, 1997, of record in Book 10669, page 881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 5769 Brentwood Trace, Brentwood, TN 37027

Witness my/our hand(s) this 4th day of December, 2009

K.H. Banaeian
Khalil Banaeian

Soraya Beladi
Soraya Beladi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jon Perry, a Notary Public in and for said County and State, **Khalil Banaeian and wife, Soraya Beladi**, 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, at office, this 4th day of Dec., 2009.

Notary Public

My Commission Expires: 10-29-11

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Soraya Beladi
Affiant

Subscribed and sworn to before me, this 4th day of Dec., 2009.

Notary Public

My Commission Expires:

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of new owner &
Send Tax Bills To:
Khalil Banaeian, Soraya Beladi, & Amir Babak Banyan
5769 Brentwood Trace
Brentwood, TN 37027