BILL GARRETT, Davidson County
Trans:T20120099428 DEEDQC
Recvd: 12/28/12 10:03 2 pgs
Fees:17.00 Taxes:0.00
20121228-0119905

**Instrument Prepared By:**
**Sidwell, Barrett & Welch, P.C.**
**121 First Avenue South, Suite 200**
**Franklin, TN 37064**

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel:** |
|---|---|---|
| 3629 Donna Kay Drive<br>Nashville, TN 37211 | NEW OWNER | 13409007500 |

**QUITCLAIM DEED**

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kuvan R. Babiry** hereby quitclaims and conveys his interest unto **K. THOMAS SIDWELL, Trustee**, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of Phase One, Woodland Hills, of record in Plat Book 6900, Page 666-669, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kuvan R. Babiry, a married man by Deed from Nabaz M. Khoshnaw and wife, Sarab Kamal Naqshabandi, dated 09/24/2009 and filed for record on 09/28/2009 in Instrument 200909280089689, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Kuvan R. Babiry

And now, I, the said K. Thomas Sidwell, Trustee, do hereby convey, and forever quitclaim unto **Kuvan R. Babiry and Sonya S. Hussein as tenants by the entirety**, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 14 day of December, 2012.

K. Thomas Sidwell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLAIMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kuvan R. Babiry whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December 2012.

Notary Public

My Commission Expires: 11/10/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of December, 2012.

Notary Public

My Commission Expires: June 14, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2012.

Notary Public

My Commission Expires: June 14, 2015