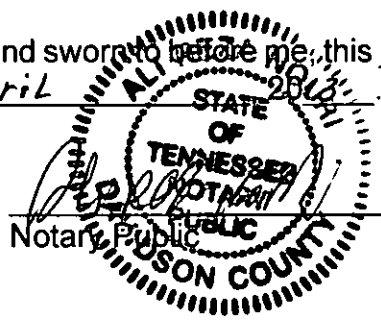
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1.00

Farokh Fani
AFFIANT

Subscribed and sworn to before me, this 9th day of April, 2013.



Notary Public

My Commission Expires: 8/17/2015

THIS INSTRUMENT PREPARED BY:

Stephen A. Lund

TUNE, ENTREKIN & WHITE, P.C.
Regions Center, Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20130028916 DEEDQC
Recvd: 04/09/13 15:00 2 pgs
Fees:12.00 Taxes:0.00
20130409-0035173

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Sanaz Kiani 4124 Helena Bay Ct. Hermitage, TN 37076	Sanaz Kiani 814 Ashlawn Place Nashville, TN 37211	097-08-0-102.00

FOR AND IN CONSIDERATION of the sum of One Dollars ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I FAROKH FANI, hereinafter called Grantor, have bargained and sold and by these presents do transfer, quitclaim, and convey unto SANAZ KIANI, hereinafter called Grantee, Grantee's heirs, representatives, and assigns all of Grantor's right, title, and interest in and to certain real property lying and being situated in DAVIDSON County, Tennessee, commonly known as 4124 Helena Bay Court, Hermitage, TN and more completely described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat, Lake Park, Section Twelve, of record in Plat Book 8250, page 804, Register's Office for Davidson County, Tennessee, to which plat reference is

hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Faroukh Fani by Warranty Deed from Pamela Kiani and husband, Saeid Kiani of record in Instrument No. 20080529-0054705, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 9th day of April, 2013.

Farokh Fani

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Ali R. Nouri, a Notary Public in and for the County and State aforesaid, personally appeared Farokh Fani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee, this 9th day of April, 2013.

ALI REZA NOURI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires: 8/17/2015