#108749

MAC

After Recording Return To:
Record and Return To:
First Title & Escrow, Inc.
1 Park West Circle STE 104
Midlothian, VA 23114
Map & Parcel:
161-12-0-005.00

BILL GARRETT, Davidson County
Trans:T20130082479 DEEDQC
Recvd: 09/24/13 09:59 3 pgs
Fees:17.00 Taxes:0.00
20130924-0100201

Prepared: P. DeSantis, Esq.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

CORRECTIVE QUIT CLAIM DEED

[this deed is being executed to correct scriveners error as to vested parties last name in prior vesting deed recorded on January 4, 2008 as document number 20080104-0000992]

New Owner/ Property Being Conveyed
Farhad Roozbahan
Aliyeh Armakan
Nouroddin Roozbahan
395 Ashgrove Drive
Nashville, TN 37221 F.R. M.A. A.A.

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 12 day of SEPTEMBER, 2013 between FARHAD ROOZBAHAN *(vested as "Farhad "Roozbahen" in prior deed reference hereinabove)*, a now married man, joined by his spouse, SHAHLA AZADI NEJAD, and ALIYEH ARMAKAN and husband, NOURODDIN ROOZBAHAN *(vested as Nouroddin "Roozbahen" in prior deed referenced hereinabove)*, residing at 395 Ashgrove Drive, Nashville, Tennessee 37221, collectively hereinafter referred to as "**Party of the First Part**" and FARHAD ROOZBAHAN, a married man, and ALIYEH ARMAKAN and NOURODDIN ROOZBAHAN, wife and husband as tenants by the entireties, all as joint tenants with right of survivorship, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 157 ON THE PLAN OF SOUTHWOOD SUBDIVISION, AS OF RECORD IN BOOK 2663, PAGE 126, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 157 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF ASH GROVE DRIVE AND RUNS BACK 309.92 FEET ON THE EASTERLY SIDE AND 312.9 FEET ON THE WESTERLY SIDE TO A DEAD LINE, MEASURING 45 FEET THEREON.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO FARHAD ROOZBAHEN, AN UNMARRIED MAN AND ALIYEH ARMAKAN, AND HUSBAND, NOURODDIN

ROOZBAHEN BY WARRANTY DEED FROM AUTO LATINO, INC., RECORDED JANUARY 4, 2008 AS DOCUMENT NUMBER 20080104-0000992 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 395 Ashgrove Drive, Nashville, Tennessee 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal this 12th day of September, 2013.

Farhad Roozbahan
FARHAD ROOZBAHAN

Shahla Azadi Nejad
SHAHLA AZADI NEJAD

STATE OF TENNESSEE }
COUNTY OF TN }

On this 12th day of September, 2013, before me personally appeared **FARHAD ROOZBAHAN** and **SHAHLA AZADI NEJAD**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

ROBERT CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Dec 6th 2016.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

Farhad Roozbahan
FARHAD ROOZBAHAN

Shahla Azadi Nejad
SHAHLA AZADI NEJAD

Subscribed and sworn to before me this 12th day of September, 2013.

ROBERT CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Dec 6th 2016.

This instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same instrument, binding all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or the same counterparts. For purposes, including, without limitation, filing and delivery of this instrument, duplicated unexecuted pages may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal this 12th day of September, 2013.

Aliyeh Armakan
ALIYEH ARMAKAN

NOURODDIN ROOZBAHAN

STATE OF TENNESSEE }

COUNTY OF TN }

On this 12th day of September, 2013, before me personally appeared **ALIYEH ARMAKAN** and **NOURODDIN ROOZBAHAN**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

ROBERT CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Dec 6th 2016.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

Aliyeh Armakan
ALIYEH ARMAKAN

NOURODDIN ROOZBAHAN

Subscribed and sworn to before me this 12 day of September, 2013.

NOTARY PUBLIC

ROBERT CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Dec 6th 2016.

This instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same instrument, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For purposes, including, without limitation, filing and delivery of this instrument, duplicated unexecuted pages may be discarded and the remaining pages assembled as one document.

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property}

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.