Davidson County DEEDQC
Recvd: 06/10/14 15:56 5 pgs
Fees:28.00 Taxes:662.30
20140610-0050546

This instrument prepared by:
First American Title Insurance Company Mortgage Services Division-NTP
6 Campus Circle, Bldg 6, Floor 6
Westlake, Texas 76262
(877)624-2636

File No.: **8289517n**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 04/22/14, by and between **MOHSEN ARBAB SHIRANI, A MARRIED PERSON, JOINED BY HIS SPOUSE NAZANIN SHIRANI MIRZADEH, AND MOHAMMAD ARBABSHIRANI**, a **MARRIED PERSON AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, party of the first part, and **MOHAMMAD ARBABSHIRANI AND MOZHDEH SADRMARANDI**, a **HUSBAND AND WIFE**, party of the second part.

WITNESSETH: That for and in consideration of One Hundred Seventy Nine Thousand Dollars ($179,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **BRENTWOOD**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by _____ Deed of record in: Book _____, Page No. _____ or Instrument No.: _____ in said Registor's office.

The property is improved with an address of: **5844 STERLING OAKS DR, BRENTWOOD, Tennessee 37027**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Mohsen Arbabshirani — Nazanin Mirzadeh Shirani

MOHSEN ARBAB SHIRANI **NAZANIN MIRZADEH SHIRANI**

Mohammad-Arbabshirani

MOHAMMAD ARBABSHIRANI

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Ann Stark Donnell (name of notary public), **MOHSEN ARBAB SHIRANI, NAZANIN SHIRANI MIRZADEH AND MOHAMMAD ARBAB SHIRANI**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 04/22/14.

Notary Public

My Commission Expires: 12/06/16

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$179,000.00** .

Mohsen Arbabshirani — Nazanin Mirzadeh Shirani — Mohammad-Arbabshirani

Affiant

Subscribed and sworn to before me this the 04/22/14.

Notary Public

My Commission Expires: 12/06/16

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
172 05 0B 089.00

NAME AND ADDRESS OF A PROPERTY OWNER:
MOHAMMAD ARBAB SHIRANI AND MOZHDEH SADRMARANDI
5844 STERLING OAKS DR
BRENTWOOD, TENNESSEE 37027

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
MOHAMMAD ARBAB SHIRANI
5844 STERLING OAKS DR
BRENTWOOD, TN 37027

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF STERLING OAKS, PHASE II, OR RECORD IN BOOK 11190, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being all of that certain property conveyed to MOHSEN ARBAB SHIRANI, A MARRIED PERSON AND MOHAMMAD ARBABSHIRANI, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP from MOHSEN SHIRANI, A MARRIED PERSON, by deed dated NOVEMBER 04, 2008 and recorded NOVEMBER 14, 2008, INSTRUMENT NO. 20081114-0112646 of official records.

Commonly known as: 5844 STERLING OAKS DR, BRENTWOOD, TN 37027

APN #: 172 05 0B 089.00

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

ARBABSHIRANI
48543166 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, Ray Goddard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, Ray Goddard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal

