BILL GARRETT, Davidson County
Trans:T20140047039 DEEDQC
Recvd: 07/02/14 08:27 2 pgs
Fees:12.00 Taxes:0.00
20140702-0057973

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
File No. 08-2391

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Parviz Youssefi DeAnne C. Youssefi 1016 Brittain Downs Drive Nolensville, TN 37135	New Owner	173-04-0-A-301.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Anthony Youssefi
Affiant

Subscribed and sworn to before me, this the 26th day of June, 2014.

I. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

I. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Anthony W. Youssefi and Elizabeth Youssefi, Husband and Wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Parviz Youssefi and DeAnne C. Youssefi, Husband and Wife,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 245 on the Plan of OAK HIGHLANDS, PHASE THREE, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anthony W. Youssefi, an unmarried individual, Parviz Youssefi and DeAnne C. Youssefi, Husband and Wife, as joint tenants with rights of

survivorship, by Special Warranty Deed from Kondaur Capital Corporation, a Delaware Corporation, dated June 23, 2008, of record in Instrument No. 20080714-0071890, Register's Office for Davidson County, Tennessee. The said Anthony W. Youssefi is now married to Elizabeth Youssefi.

This is improved property located at: 5436 Oak Chase Drive, Antioch, TN 37013

Elizabeth Youssefi joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 26th day of June, 2014.

Anthony Youssefi
Anthony W. Youssefi

Elizabeth H. Youssefi
Elizabeth Youssefi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony W. Youssefi and Elizabeth Youssefi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 26th day of June, 2014.

C. M. Corriveau
Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017