FROM: **Mohammad A. Serati** **FROM:** **Victor Hazelwood, Trustee**

TO: **Victor Hazelwood, Trustee** **TO:** **Ali Serati and Saeed Serati**

QUITCLAIM DEED

Address of New Owner:
Ali Serati
716 Ashlawn Place
Nashville, TN 37211

Send Tax Bills To:
(NEW OWNER)
2111 Quail Court
Franklin TN 37064

Map & Parcel:
161050A01600CO

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee 37211

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, , whichever is greater for this transaction is $0.00

Subscribed and sworn to before me, this the 10th of December, 2014.

Notary Public
Commission Expires:

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2016

FOR AND CONSIDERATION of one dollar cash in hand and other goods and valuable consideration, and for the express purposes of making a re-conveyance.

I, Mohammad A. Serati does hereby quitclaim unto Victor Hazelwood, Trustee his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davdison County, Tennessee, being Unit No. A-16 on the Plan of Condominium Site of Ashlawn, a/k/a Ashlawn Place Condominiums, according to the Master Deed of record in Book 6607, Page 596, and Book 7168, Page 550, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6607, page 596, Register's Office for said County, to which plat reference is made for a more particular description.

Being the same property conveyed to Mohammad A. Serati, married of record in Instrument No. 200804210040414, said Register's Office. Mohammad A. Serati now known as Ali Serati.

Unimproved ( )
This is improved property (x) known as 716 Ashlawn Place, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20140094290 DEEDQC
Recvd: 12/17/14 09:34 2 pgs
Fees:17.00 Taxes:0.00
20141217-0115242

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

And now, I, the said Victor Hazelwood,Trustee, for the express purposes of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title, and interest unto Ali Serati and Saeed Serati their heirs and assigns, the same property herein above described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of December, 2014.

Trustee
VICTOR HAZELWOOD, TRUSTEE

Mohammad A. Serati

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Mohammad A. Serati The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 12th day of December, 2014.

Notary Public
Commission Expires:_____

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Victor Hazelwood, Trustee the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of December, 2014

LaTrece McAdoo

Notary Public
Commission Expires:_____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018