Davidson County DEEDQC
Recvd: 04/16/15 08:09 4 pgs
Fees:22.00 Taxes:0.00
20150416-0033461

THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Karim Barkhan and Zahra Ghaderi
8905 Ristau Court
Antioch, TN 37013

Property Tax ID#: 182 06 0A 331.00
Order #: 00084742

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, KARIM BARKHAN and ZARA GHADERI f/k/a ZAHRA MAMGHADERI, husband and wife, as Grantors, and KARIM BARKHAN and ZARA GHADERI, husband and wife as Grantees, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 182 06 0A 331.00

Commonly known as 8905 Ristau Court, Antioch, TN 37013

Prior Deed recorded 05/02/2008, in DBV 200805020044987; Davidson County Court Clerk's Office.

Witness our hands this the 19 day of March, 2015.

KARIM BARKHAN

f/k/a Zahra Mamghaderi

ZARA GHADERI f/k/a
ZAHRA MAMGHADERI

STATE OF Tn }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by KARIM BARKHAN and ZARA GHADERI f/k/a ZAHRA MAMGHADERI, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 19 day of March, 2015.

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

KARIM BARKHAN

f/k/a Zahra Mamghaderi

ZARA ~~GHADERI~~ f/k/a
ZAHRA MAMGHADERI

Subscribed and sworn to before me this the 19 day of March, 2015.

Notary
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 268, ON THE PLAN OF FINAL PLAT FOR CLUSTER-LOT SUBDIVISION, OLD HICKORY HILLS, PHASE THREE, SECTION TWO, AS THE SAME APPEARS OF RECORD IN INSTRUMENT NO. 20070516-0058484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KARIM BARKHAN AND ZAHRA MAMGHADERI, HUSBAND AND WIFE BY DEED RECORDED ON MAY 2, 2008 IN INSTRUMENT 200805020044987

Parcel ID: 182 06 0A 331.00

Commonly known as 8905 Ristau Court, Antioch, TN 37013
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019