Davidson County DEEDQC
Recvd: 04/24/15 08:43 5 pgs
Fees:27.00 Taxes:0.00
20150424-0036659

AFTER RECORDING RETURN TO:
TITLE 365
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. 2636952

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 161 16 0A 019.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of April, 2015, by and between **AZAR SOHEILINIA PROW, F/K/A AZAR SOHEILINIA, JOINED IN EXECUTION BY HER SPOUSE, TYLER PROW**, a mailing address of 137 SHADOW GLEN DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantor(s) and **AZAR SOHEILINIA PROW, A MARRIED WOMAN**, a mailing address of 137 SHADOW GLEN DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 137 SHADOW GLEN DRIVE, NASHVILLE, TN 37211

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NUMBER 20070503-0052773, recorded on 05/03/2007 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Tax ID No.: 161 16 0A 019.00

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

AZAR SOHEILINIA PROW, F/K/A AZAR SOHEILINIA

TYLER PROW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, AZAR SOHEILINIA PROW, F/K/A AZAR SOHEILINIA, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 18 day of APRIL, 2015.

Notary Public
My Commission expires: 11/6/2017

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TYLER PROW, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 18 day of APRIL, 2015.

Notary Public
My Commission expires: 11/6/2017

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

AZAR SOHEILINIA PROW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 18 day of APRIL, 2015.

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/6/2017

Name and address for person(s) responsible for taxes:

AZAR SOHEILINIA PROW
137 SHADOW GLEN DRIVE
NASHVILLE, TN 37211

Name and address of property owner:

AZAR SOHEILINIA PROW
137 SHADOW GLEN DRIVE
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACTS OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 19 ON THE PLAN OF TOWNHOMES OF SHADOW GLEN AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040315-0029248; INSTRUMENT NO. 20040317-0030572; INSTRUMENT NO. 20040713-0083179; INSTRUMENT NO. 20040720-0086706; INSTRUMENT NO. 20040720-0086707; INSTRUMENT NO. 20041021-0126776; INSTRUMENT NO. 20041025-0128065; INSTRUMENT NO. 20050118-0005927; INSTRUMENT NO. 20050317-0029206, REGISTERS 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 BRIAN N. ROLAND, AN UNMARRIED MAN, BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED NOVEMBER 24, 2004, OF RECORD IN INSTRUMENT NO, 20041210-014311, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AZAR SOHEILINIA BY DEED FROM BRIAN N. ROLAND, AN UNMARRIED MAN RECORDED 05/03/2007 IN DEED INSTRUMENT NO. 20070503-0052773, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID: 161 16 0A 019.00

PROPERTY COMMONLY KNOWN AS: 137 SHADOW GLEN DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, Tim Sexton, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton, 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: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016