BILL GARRETT, Davidson County
Trans:T20150056975 DEEDQC
Recvd: 07/14/15 11:23 2 pgs
Fees:12.00 Taxes:0.00
20150714-0068474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MELINDA J. HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 7, 2017

NEW OWNERS:
Rahim Ghafuri etal
6741 Sugar Hill Dr
Nashville, TN 37211

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

AFFIANT

Sworn to and subscribed before me this 13th day of July, 2015

Notary Public My Commission expires March 7, 2017

Send Tax Notices To:
SAME

Map-Parcel Number(s)
181-01-A-125

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and the sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quit-claim Deed to the GRANTEES herein, the property herein described, We, **RAHIM GHAFURI and wife, SHOKRIA GHAFURI** do hereby Quitclaim and Convey to, ***RAHIM GHAFURI and wife SHOKRIA GHAFURI and MATIN GHAFURI, unmarried*** their heirs and assigns forever, all of our right, title and interest for the expressed purpose to create a ***Joint Tenancy in Common with Rights of Survivorship*** in the following described real estate, situated in Davidson County, State of Tennessee, and described as follows to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 179 on the Plan of Sugar Valley, Section 4, a Planned Unit Development, of record in Instrument Number 20000523-0051444, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property as conveyed to Rahim Ghafuri and wife Shokria Ghafuri by Warranty Deed from Lawrence E. Picard and Laurie A. Picard, dated August 31, 2007, recorded September 10, 2007 at Instrument Number 20070910-0108493, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the property described herein but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

And now, **We**, RAHIM GHAFURI and wife, SHOKRIA GHAFURI, for the expressed purpose of creating an estate as Joint Tenants in Common, with Rights of Survivorship all our right title and interest to ***RAHIM GHAFURI and wife, SHOKRIA GHAFURI and MATIN GHAFURI, Unmarried as Joint Tenants in Common with Rights of Survivorship*** and their heirs and assigns forever, do hereby Quitclaim and convey the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out in above.

IN WITNESS WHEREOF, the said **RAHIM GHAFURI and wife, SHOKRIA GHAFURI** **do** hereby set her signature(s) on the 13th day of July, 2015

RAHIM GHAFURI

SHOKRIA GHAFURI

MELINDA J. HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 7, 2017

State of Tennessee

County Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **RAHIM GHAFURI and wife, SHOKRIA GHAFURI,** the bargainer(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 13th day of July, 2015

My commission expires March 7, 2017 NOTARY PUBLIC

The street address of the herein described property is believed to be 6741 Sugar Hill Drive, Nashville, TN 37211 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

The preparer of this instrument advised the parties to read the above mentioned disclaimers and acknowledge having understood the same by signing their names hereto.

Prepared by: Real Estate Title Services 4741 Trousdale Dr., Ste. 4, Nashville, TN 37220