This Instrument Prepared By:
**BONE MCALLESTER NORTON PLLC**
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 09/30/15 14:56 6 pgs
Fees:32.00 Taxes:0.00
**20150930-0099520**

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| Mahan Ghiassi<br>601 Old Hickory Blvd., Unit 66<br>Brentwood, TN 37207 | New Owner | 171-03-0-B-262.00 CO |

**FOR AND IN CONSIDERATION** of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MAYSHAN GHIASSI**, a married man ("Grantor"), does hereby quitclaim and convey unto **POONEH GHIASSI AND MAHAN GHIASSI**, husband and wife (collectively, "Grantee"), all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument may be executed in counterparts.

Courtney A. Ghiassi, the spouse of Mayshan Ghiassi, joins in the conveyance for the purpose of conveying her marital rights, title and interest in the Property.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be dated and effective as of the 18 day of August, 2015.

*[Signature page to Quitclaim Deed]*

**GRANTOR:**

**Mayshan Ghiassi**

**Courtney A. Ghiassi**

STATE OF ARKANSAS )
)
COUNTY OF Washington )

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Mayshan Ghiassi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of August, 2015.

Cynthia Tabor
NOTARY PUBLIC

My Commission Expires: October 15, 2024

CYNTHIA TABOR
COMM. #12401796
Notary Public - Arkansas
Washington County
My Comm. Expires Oct. 15, 2024

STATE OF ARKANSAS )
)
COUNTY OF Washington )

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Courtney A. Ghiassi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of August, 2015.

Cynthia Tabor
NOTARY PUBLIC

My Commission Expires: October 15, 2024

CYNTHIA TABOR
COMM. #12401796
Notary Public - Arkansas
Washington County
My Comm. Expires Oct. 15, 2024

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

**The actual consideration for this transfer is $0.**

Andrea P. Perry
**AFFIANT**

**Subscribed and sworn to before me, this** 18th **day of August, 2015.**

Sharon L. Wilcox
**NOTARY PUBLIC**

**My Commission Expires:**

11-3-2015



## EXHIBIT A

### Legal Description

Land in Davidson County, Tennessee, being Unit No. 24, Phase 2, Section 7, Townhomes Fredericksburg, as shown on Plat of record in Plat Book 9700, page 957 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mayshan Ghiassi, by deed of record as Instrument No. 20030421-0051771, Register's Office for Davidson County, Tennessee.

This is improved property known as 601 Old Hickory Blvd., Unit 66, Brentwood, Tennessee 37027.

True Copy Certification

I, Lawtorrion Cooper, 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 the law.

Lawtorrion Cooper

State of Tennessee

County of Shelby

Personally appeared before me, Teresa Johnson, a notary public for this county and state, Lawtorrion Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Teresa Johnson

My commission expires: 8/11/2018

Notary Seal

