THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee37203

Davidson County DEEDQC
Recvd: 05/23/16 14:01 5 pgs
Fees:27.00 Taxes:0.00
20160523-0051440

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TaghiMohammadkhah Anica I. Mohammadkhah Anahita A. Mohammadkhah 1524 Puryear Place Brentwood, TN 37027	New Owner	133-12-178.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whicheveris greater, for this transfer is $-0-

Affiant

MARK CREASMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the _____ day of MARCH 10 2016.

Notary Public

My Commission Expires: 5/8/2018
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned**HASSAMEDIN MOHAMMADKHAH, MANIJEH MOHAMMADKHAH AND SAMAD LANDJANIPOOR** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **TAGHI MOHAMMADKHAH, ANICA I. MOHAMMADKHAH AND ANAHITA A. MOHAMMADKHAH, AS TENANTS IN COMMON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tract or parcel of land located in DavidsonCounty, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Greenwood Hills, Section 2, of record in Book 4955, page 31, Register's Office for said County.

Said Lot No. 8 fronts 60 feet on the southwesterly margin of Dawn Drive and extends back 227.20 feet on the northwesterly line and 208.30 feet on the southeasterly line to a broken line in the rear, measuring 64.97 feet thereon.

Being the same property conveyed to Hossein Mohammadkhah (55%), Hassamedin Mohammadkhah (15%), ManijehMohammadkhah (15%), Samad Landjanipoor (15%), by Warranty Deed from E. M. Culver, and wife, Avolyn P. Culver, dated March 22, 1991, of record in Book 8321, page 566, and being further conveyed by Quit Claim Deed to TaghiMohammadkhah, Anica I. Mohammadkhah and Anahita A. Mohammadkhah, as tenants in common, of record in Instrument No. 20151203-0121917, Register's Office for Davidson County, Tennessee.

This is improved property located at 417 Dawn Drive, Nashville, TN 37211

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the _____day of March 10, 2016

GRANTOR

Hassamedin Mohammadkhah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Hassamedin Mohammadkhahwith whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute of the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 10 day of March, 2016.

MARK CREASMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/8/2018

IN WITNESS WHEREOF, this instrument has been executed this the 17 th day of May, 2016

GRANTOR

ManijehMohammadkhah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named ManijehMohammadkhahwith whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute of the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 17 th day of May, 2016.

Notary Public
My Commission Expires: 5/8/2019

MOUSA N BOKHARAEE KASHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, this instrument has been executed this the 17th day of May, 2017

GRANTOR

Samad Landjanipoor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Samad Landjanipoor with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute of the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 17th day of May, 2016.

Notary Public
My Commission Expires: July 8 2019

MOHSEN BOKHARAEI KASHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Lascelle

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires OCT 15 2016