Davidson County DEEDQC
Recvd: 09/19/16 11:27 3 pgs
Fees:17.00 Taxes:0.00
20160919-0098148

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
(615) 371-2299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

KARA L. WALT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Giti Samadian Mofrad
556 Cedar Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

MAP & PARCEL
162-09C-801

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Reyhaneh Farhangi Mohammad**, married, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Giti Samadian Mofrad,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. A, located on Lot No. 33, Phase I, on the Plan of Cedarwood Condominiums of record in Plat Book 5200, Page 304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reyhaneh F. ;Mohammad, married, by Warranty Deed from Alireza Farhangi and Diana L. Farhangi, dated March 29, 2010 and recorded on April 5, 2010 in Instrument No. 20100405-0025007 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing Restrictions and easements of record.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 556 Cedar Drive, Nashville TN 37211.

Property has been investment property and not primary residence of Grantor.

Witness my hand this the 19 day of Sept, 2016.

Rehaneh F. Mohammad

Rehaneh F. Mohammad

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rehaneh F. Mohammad, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of Sept, 2016.

Notary Public

My Commission Expires: 7/24/17

JAMES S. LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).