Davidson County DEEDQC
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20170105-0001346

QUITCLAIM DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 27th DAY OF DECEMBER 2016

Notary Public

COMMISSION EXPIRES: 7-24-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 400, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Jamshid Mohebbi and Jamshid Sharifi (Name)	**Same as Owner**	**092 08 0 186.00**
1406 Charlotte Avenue (Address)		
Nashville, Tennessee 37209		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Jamshid Mohebbi, an unmarried man**, hereinafter referred to as Grantor, hereby quitclaims to **Jamshid Mohebbi, an umarried man, and Jamshid Sharifi, a married man,** hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Unit No. 1, on the Plan of Resubdivision of Lots 37, 38, 39 and 40, on the Map of Samuel Watkins Subdivision, as shown on plat of record in Plat Book 4595, Page 78, 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 Jamshid Mohebbi, by QuitClaim Deed from Kimbro Equities I, a Tennessee general partnership, dated February 23, 2006 and recorded February 28, 2006 as Instrument No. 20060228-0023150 in said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 1406 Charlotte Avenue, Nashville, TN 37209

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 27th day of December, 2016.

Jamshid Mohebbi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jamshid Mohebbi, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 27th day of December, 2016.

NOTARY PUBLIC

My commission expires:

7-24-17

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY