# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170057610 DEEDQC
Recvd: 07/06/17 10:59 2 pgs
Fees:12.00 Taxes:0.00

20170706-0067894

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

M. Mohammad Zarei
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2017.

Marie Hawkins
Notary Public

MARIE HAWKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**William E. Griffith, Esq.**
**1308 Rosa L. Parks Blvd.**
**Nashville, Tennessee 37208**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Mohammad Zarei | **New Owner** | |
| (NAME) | (NAME) | |
| 459 Cathy Jo Circle | | **Map 133, Group 08, Parcel 195** |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee and for other good and valuable considerations, the receipt all of which is hereby acknowledged, I, **Mohammad Zarei, unmarried**, hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Mohammad Zarei, unmarried**, hereinafter called the Grantee, their heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson County**, State of Tennessee as follows, to wit:

BEING Lot No. 20B on the Plan of the Zone Lot Division of Lot Nos. 6, 7, and 10 through 20, Phase I, Valley View Terrace, as of record in Plat Book 5200, page 531 and amended in Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description of the property.

Being the same property conveyed to Shiva Zarei and Mohammad Zarei, wife and husband, by Quitclaim Deed dated May 27, 2015, from Shiva Zarei, of record in Instrument No. 20150331-0027453, Register's Office for Davidson County, Tennessee. Said Shiva Zarei, having since died intestate leaving Mohammad Zarei as sole heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20170706-0067892 Register's Office for Davidson County, Tennessee.

*THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABLITY FOR THIS INSTRUMENT.*

Witness my hand this the 5th day of July, 2017.

MOHAMMAD ZAREI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5 day of July, 2017.

MARIE HAWKINS
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-11-17