BILL GARRETT, Davidson County
Trans:T20170072245 DEEDQC
Recvd: 08/21/17 10:23 1 pgs
Fees:12.00 Taxes:0.00
20170821-0085532

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Shawn Hawrami **7136 Holt Run Dr.** **Nashville, TN 37211**	**Bank of America** **900 W. Trade St.** **Charlotte, NC 28255**	**180-3-A-113.00CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Shawn Hawrami, a single person** by these presents do hereby quitclaim and convey unto, **Shawn Hawrami, a single person and Kaleh Amin Karim, a single person**, as joint tenants with right of survivorship their heirs and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled the Plan of Stone Creek Park Subdivision, Section Three, a Planned Unit Development, of record in Plat Book 9700, page 266 and amended in Plat Book 9700, page 956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shawn Hawrami, a single person, by deed from MARION KEVIN RIDEAU AND, WIFE BRENDA M. RIDEAU, of record in Instrument No. 20170523-0051191, dated May 23, 2017, said Register's Office.

This is improved property known as **7136 Holt Run Drive, Nashville, TN 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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.

Shawn Hawrami

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18 day of August, 2017, before me personally appeared **Shawn Hawrami**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 18 day of August, 2017.

KRISTEN JACOBY NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 10-3-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 18 day of August, 2017.

KRISTEN JACOBY NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 10-3-2020