THIS INSTRUMENT PREPARED BY AND RETURN TO: Karnaker
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
SURENA GHASEMNEZHAD
7851 OAKFIELD GROVE
Brentwood, TN 37027

Mail Tax Statements to:
SURENA GHASEMNEZHAD
7851 OAKFIELD GROVE
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 08/24/17 10:55 4 pgs
Fees:22.00 Taxes:0.00
20170824-0087059

QUITCLAIM DEED

THIS INDENTURE, Made this 17th day of August, 2017, by and between Surena Ghasemnezhad and Heather Deann Ghasemnezhad, formerly husband and wife, now divorced and unmarried individuals of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Surena Ghasemnezhad, a single man of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 7851 OAKFIELD GROVE, BRENTWOOD TN, 37027).

BEING the same premises which Surena Ghasemnezhad, a Married Man who acquired title as an Unmarried Man in deed dated 07/14/2016 and recorded 08/05/2016 in the DAVIDSON County Recorder's Office in Volume/Instr#: 20160805-0081533, granted and conveyed to Surena Ghasemnezhad, and Heather Deann Ghasemnezhad, Husband and Wife.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of 0 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Surena Ghasemnezhad

Heather Deann Ghasemnezhad

State of Tennessee

(SS)

County of Davidson

On this 17th day of August in the year 2017, before me, the undersigned notary public, personally appeared Surena Ghasemnezhad & Heather Deann Ghasemnezhad, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.

Affiant

Subscribed and sworn to before me this 17th day of August, 2017.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017
State of Tennessee
County of Davidson

File No: 165781

TAXPAYER/OWNER: SURENA GHASEMNEZHAD
ADDRESS: 7851 OAKFIELD GROVE, BRENTWOOD TN, 37027

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Exhibit A
Legal Description

All the following described real property situated in the County of Davidson, and State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1001 on the Plan of Autumn Oaks Subdivision, Phase 10A of record in Instrument No. 20130812-0084048 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed from Surena Ghasemnezhad, a Married Man who acquired title as an Unmarried Man to Surena Ghasemnezhad, and Heather Deann Ghasemnezhad, Husband and Wife as set forth in Deed Book 20160805-0081533, Dated 07/14/2016, recorded 08/05/2016, WILLIAMSON County, TENNESSEE.

Tax ID: 181100A27400CO

True Copy Certification

I, Connie Grimes, 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.

Connie Grimes

State of Pennsylvania

County of Beaver

Personally appeared before me, Mark J Appugliese, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mark J Appugliese

Notary's Signature

My Commission Expires: 5/17/19

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES