Bill Garrett Davidson County
Batch# 33994 DEEDQC
12/06/2017 09:46:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20171206-0124317

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

# QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Sepehr Homayoon<br>6013 Stillmeadow Drive<br>Nashville, TN 37211 | Market Street Mortgage Corporation<br>9001 Airport Freeway, Suite 120<br>Fort Worth, TX 76180 | 104 16 0 209.00 |

**FOR AND IN CONSIDERATION** of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Samaneh Entesary, the Grantor, by these presents does hereby quitclaim and convey unto Sepehr Homayoon, the Grantee, his heirs, successors and assigns, all her right, title and interest in and to the following described tracts of land:

SEE EXHIBIT A ATTACHED HERETO.

This is improved property known as 1702 Beechwood Avenue, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness her hand this 17 day of November, 2017.

Samaneh Entesary

Samaneh Entesary

**STATE OF GEORGIA** )
**COUNTY OF** Fulton )

Personally appeared before me, a Notary Public in and for said County and State, Samaneh Entesary, the within named 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 seal, at office in Alpharetta Georgia, this the 17th day of November, 2017.

Carmelle Zelene
Notary Public

My Commission Expires: 09/15/2020

CARMELLE LELENE NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 15, 2020

**STATE OF GEORGIA** )
**COUNTY OF** Fulton )

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

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

Carmelle Zelene
Notary Public

Commission Expiration Date: 09/15/2020

CARMELLE LELENE NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 15, 2020

{Legal/54574/14503/01944168.DOC }

EXHIBIT A

Land in Davidson County, Tennessee, being known and designated as the easterly 75 feet of Lot No. 203 on the Plan of Belmont Land Company's Plat showing Sub. of 10 acres and ReSub of Lots 1-6 & 20-25 Ashwood Ave. E., of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 feet on the northerly side of Beechwood Avenue and runs back between lines, 198.3 feet to an alley and shown 880.3 feet on the said alley, the easterly line of the running along the westerly margin of an alley.

Being the same property conveyed to Safa R. Homayoon, a single man by warranty deed from George R. Lowe & Vickie Lowe of record in Instrument No. 20061006-0124468 Register's Office for Davidson County, Tennessee, dated 09/27/2006 and recorded on 10/06/2006. (Value of consideration shown in aforementioned deed $410,000.00.)

Being the same property ordered by Dissolution of Marriage Decree to be owned 50% by Safa R. Homayoon and 50% by Samaneh Entesary in Homayoon v. Entesary, Case #SFL-062109, Superior Court of California, Sonoma County, California filed March 27, 2015 and Order of Enrollment of Foreign Judgment, In Re Proceeding to Enforce Judgment against Safa R. Homayoon, Docket #15-1249-P094, Chancery Court for Davidson County, TN filed December 11, 2015 of record in Instrument No. 20160106-0001344, Register's Office of Davidson County, TN.

Being also known as 1702 Beechwood Ave, Nashville, TN 37212. The following is for informational purposes only:

Property Address: 1702 Beechwood Ave
Belmont Land Co, Lot# p/o 203
Davidson County, TN
M/P 104-160-209.00