This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Bill Garrett Davidson County
Batch# 40965 DEEDQC
12/22/2017 03:33:39 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171222-0130800

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jami G. Shakibi and Farkhondeh Z. Shakibi 6707 Holt Road Nashville, Tennessee 37211	**172150A04500CO**	**Same as Owners**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SUSAN G. SHAKIBI** ("Grantor") has bargained and sold, and by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **JAMI G. SHAKIBI and FARKHONDEH Z. SHAKIBI** ("Grantees"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property located at 812 Cobble Cove, Nashville, Davidson County, Tennessee 37211.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantors have caused this instrument to be dated and effective this 29th day of November, 2017.

GRANTOR:

Susan G. Shakibi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared SUSAN G. SHAKIBI, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of November, 2017.

Notary Public

My Commission Expires: 5/6/2019

JAMES HELLMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 6, 2019

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 29 day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/2019

JAMES HELLMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 6, 2019

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Holt Woods, Section 4, of record in Plat Book 9700, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan G. Shakibi by deed of record at Instrument No. 20030707-0092872, Register's Office for Davidson County, Tennessee; and, further conveyed by Susan G. Shakibi to Victor Hazelwood, Trustee, who conveyed the property back to Susan G. Shakibi, Jami G. Shakibi and Farhondeh Z. Shakibi by deed of record at Instrument No. 20031017-0154178, said Register's Office.