Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 45243 DEEDQC
01/08/2018 10:32:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180108-0002143

QUITCLAIM DEED

ADDRESS NEW OWNER:
Mehdi Azamtarrahian and all
2754 N Hampden Ct #1705
Chicago, IL 60614

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map 091-16-0
Parcel 13200

For and in consideration of love and affection and other good and valuable consideration, **Mehdi Azamtarrahian, the Administrator of The Estate of Carol Ann Azamtarrahian** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Vahid Azamtarrahian, Mehdi Azamtarrahian, Saeid Azamtarrahian, Fatima Azamtarrahian and Mohammad Azamtarrahian,** their heirs and assigns, all of the rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Charlotte Park Companys First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol Azamtarrahian by Warranty deed from Hubert Smith and wife, Sibil Smith of record in Book 7966, page 734, Register's Office for Davidson County, Tennessee, dated October 24, 1989 and recorded on October 24, 1989. The said Carol Azamtarrahian died intestate in March of 2015, and her Estate was administered in case no. 15P476 of in the Probate Court for Davidson County, Tennessee. By Order of the Court dated 12/21/17 recorded herewith, the Administrator has been granted the power to execute this deed.

This is improved property known as **4408 Dakota Avenue; Nashville, TN 37209.**

Said property is conveyed subject to such limitations, restrictions and encumbrances 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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 23rd day of DECEMBER 2017.

GRANTOR:

The Estate of Carol Ann Azamtarrahian

BY: Mehdi Azamtarrahian

Mehdi Azamtarrahian, Administrator

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Mehdi Azamtarrahian, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Administrator of The Estate of Carol Ann Azamtarrahian**, and who acknowledged that he executed the within instrument as the **Administrator of The Estate of Carol Ann Azamtarrahian** for the purposes therein contained, as his own free act and deed, having been so authorized.

Witness my hand, at office, this 13th day of DECEMBER, 2017.

NOTARY PUBLIC

MARTIN DICRISCI JR
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 16, 2020

My Commission Expires:

16 July 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 5 day of DECEMBER, 2017.

NOTARY PUBLIC

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

March 3, 2021