Prepared by:
SUZAN DAVARMANESH
438 OLD TOWNE DR
BRENTWOOD TN 37027

Send Tax Bills to:
Fatemeh S. Mehraban
438 OLD TOWNE DR
BRENTWOOD TN 37027

New Owner:
FATEMEH S. MEHRABAN
438 OLD TOWNE DR
BRENTWOOD TN 3702

Bill Garrett Davidson County
Batch# 57275 DEEDQC
02/09/2018 11:42:14 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180209-0013276

Quitclaim Deed

RECORDING REQUESTED BY Abdol Hamid
AND WHEN RECORDED MAIL TO: Mehraba
Adol Hamid Davarmanesh Fatemeh, Grantee(s)
7117 Baycove Trl
Nashville TN 37221
Consideration: $ NO Considerati
Property Transfer Tax: $
Assessor's Parcel No.: 58-0 (Address 4844 Bevendea DR B 4 Nashville TN 37211
PREPARED BY: Abdolhamid Davarmanesh certifies herein that he or she has prepared this Deed.

Signature of Preparer

1-11-18
Date of Preparation

ABDOL HAMID DAVARMANESH
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 1-11-18 in the County of Davidson, State of Tennessee
by Grantor(s), Abdolhamid Davarmanesh,
whose post office address is 7117 Baycove Trl Nashville TN 37221
to Grantee(s), Fatemeh Mehraba
whose post office address is 7117 Baycove Trl Nashville TN 37221,

WITNESSETH, that the said Grantor(s), Abdolhamid Davarmanesh,
for good consideration and for the sum of one dollar
($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

ABDOL HAMID DAVARMANESH
Print Name of Grantor

Signature of First Witness to Grantor(s)

SUZAN DAVARMANESH
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

F. S. Mehraban
Signature of Grantee

FATEMEH MEHRABAN
Print Name of Grantee

Signature of First Witness to Grantee(s)

STEPH. SUZAN DAVARMANESH
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
F. S. Mehraban, Affiant
Subscribed and sworn before me this the 9 Day of February 2018.
Deputy Register

©SmartLegalForms

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On January 11th, 2018, before me, Stephanie Kingsley, a notary public in and for said state, personally appeared, Abdolhamid Davarmanesh and ~~Fatemeh Mehraban~~ Fatmeh Mehraban

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Stephanie M Kingsley
Signature of Notary

Affiant Known _____ Produced ID TNDL

Type of ID TNDL

My Commission Expires
September 7, 2021

STEPHANIE M KINGSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

Exhibit A

Book 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034527 DEEDWARR
Recvd: 06/07/10 14:43 3 pgs
Fees:18.00 Taxes:444.00
20100607-0044131

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Affiant

Subscribed and sworn to me on June 3, 2010.

NOTARY PUBLIC

JAMIE L. GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jamie L. Gaskins
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24509SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Fatemeh S. Mehraban 4844 Bevendean Drive #B-4 Nashville, TN 37211	SAME AS NEW OWNER	161-09-A-058.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Roxane McGowan, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Fatemeh S. Mehraban and Abdolhamid Davarmanesh wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B-4 as set forth in the Master Deed Establishing Brighton Village, Phase 4, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "A" to said First Amendment to the Master Deed.

Being the same property conveyed to Roxane McGowan by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20100104-0000449 in the Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been used the primary residence of the Grantor.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and