Bill Garrett Davidson County
Batch# 112807 DEEDQC
07/05/2018 01:08:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180705-0065157

Return to:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Instrument Prepared By:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Franklin, TN 37027

Address New Owners as Follows:
Sarang Farhangi and
Ellahe Farhangi
2001 Shaylin Loop
Antioch, TN 37013

Send Tax Bills To:
Same

Map-Parcel:
173 05 0A 247.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ellahe Farhangi,** do hereby quitclaim and convey their interest unto **Tracey Trumphour, Trustee,** her successors and/or assigns the following described parcel of land in Wilson County, Tennessee:

The Following described property located in Davidson County, Tennessee, to-wit:

Lot 247, Phase One, Barnes Crossing, A Planned Unit Development, according to the Master Deed appearing of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480 and amended in Instrument Number 20051114-0136938, in the Register's Office of Davidson County, to which Master Deed reference in hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ellahe Farhangi by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated August 8, 2011 and recorded August 10, 2011 of record in Instrument Number 20110810-0061560, Register's Office for Davidson County, Tennessee.

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

ELLAHE FARHANGI

And now, I, the said Tracey Trumphour, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Sarang Farhangi and Ellahe Farhangi, husband and wife,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 29th day of June, 2018.

Tracey Trumphour, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellahe Farhangi, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2018.

Notary Public

My Commission Expires: 2-21-22

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracey Trumphour, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2018.

Notary Public

My Commission Expires: 3/19/19

Shella McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2018.

Notary Public

My Commission Expires: 3/19/19

Shella McCord ... Sumner County