Bill Garrett Davidson County
Batch# 131797 DEEDQC
08/21/2018 03:35:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180821-0082991

QUITCLAIM DEED

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AKRAM BARZANI AND SHLER BARZANI **NABAZ KHOSHNAW AND ROSEFELY KHOSHNAW LIVING TRUST DATED JULY 22, 2009**	**Akram Barzani**	
(NAME) **259 Townes Drive**	(NAME) **1516 Simpson Ct**	**162 6 224**
(ADDRESS) **Nashville, Tennessee 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AKRAM BARZANI, NABAZ KHOSHNAW AND ROSEFELY M. KHOSHNAW ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AKRAM BARZANI AND WIFE, SHLER BARZANI AS TO A 50% UNDIVIDED INTEREST AND **NABAZ KHOSHNAW AND ROSEFELY KHOSHNAW, TRUSTEES OF THE NABAZ KHOSHNAW AND ROSEFELY KHOSHNAW LIVING TRUST DATED JULY 22, 2009** AS TO A 50% UNDIVIDED INTEREST
("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123 ON THE PLAN OF SECTION TWO, FAIR OAKS, OF RECORD IN BOOK 4460, PAGES 52 & 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 123 FRONTS 88.0 FEET ON THE SOUTHERLY MARGIN OF TOWNES DRIVE AND EXTENDS BACK 155.0 FEET ON THE EASTERLY LINE AND 155.75 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 68.63 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AKRAM BARZANI, NABAZ KHOSHNAW, AND ROSEFELY M. KHOSHNAW, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM AKRAM BARZANI, OF RECORD IN INSTRUMENT NUMBER 20050106-0002588, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **239 Townes Drive, Nashville, Tennessee 37211**

Witness our hands this the _____ day of _____, 2018.

AKRAM BARZANI

NABAZ KHOSHNAW

ROSEFELY M. KHOSHNAW

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Akram Barzani**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of August, 2018.

Notary Public

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nabaz Khoshnaw**, 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 official seal, this the _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rosefely M. Khoshnaw**, 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 official seal, this the _____ day of _____, 2018.

_____
Notary Public

WELLS FARGO

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

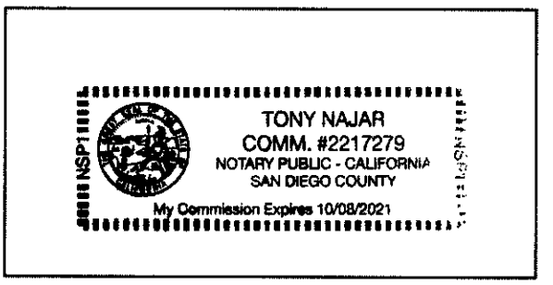
County of San Diego

On 7-26-18 before me, Tony Najar, Notary Public (here insert name and title of the officer),

personally appeared Rosetely Mendoza Khoshnaw, Nabaz Khoshnaw

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand
and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Quitclaim Deed

Document Date 7-26-18 Number of Pages 3

Signer(s) Other Than Named Above Akram Barzani