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

20180821-0082992

QUITCLAIM DEED

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)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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) **239 Townes Drive**	(NAME) **1516 Simpson Ct**	**162 6 219**
(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. 128 ON THE PLAN OF SECTION TWO, FAIR OAKS, OF RECORD IN PLAT BOOK 4460, PAGE 52 AND 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO AKRAM BARZANI, MARRIED AS TO A 50% UNDIVIDED INTEREST AND NABAZ KHOSHNAW AND ROSEFELY M. KHOSHNAW, HUSBAND AND WIFE, AS TO A 50% UNDIVIDED INTEREST, BY QUITCLAIM DEED FROM AKRAM BARZANI, OF RECORD IN INSTRUMENT NUMBER 20170406-0033730, 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.

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

_____
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, **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 Rosefely 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.

TONY NAJAR
COMM. #2217279
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 10/08/2021

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