Karen Y Johnson Davidson County
Batch# 154256 DEEDQC
10/26/2018 09:36:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181026-0106156

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(E).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 24th day of October, 2018.

Notary Public

My Commission expires: 3.20.19

Leslie Walsh State of Tennessee Notary Public Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:

Ebrahim Almassi
141 Dekewood Drive,
Old Hickory, TN 37138

Send Tax Bills to:

Same

Map/Parcel

04D 91025 64-1-59

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Yvonne Almassi, for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and the terms of a Marital Dissolution Agreement and Final Decree of Divorce, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby conveys, remises, releases, and forever quit claims her undivided one half (1/2) interest to Ebrahim Almassi, his heirs, successors, and assigns, her entire right, title, and interest in and to a certain tract or parcel of land in the Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Brandywine Place, of record in Book 6250, page 327, Register's Office for said County.

Said Lot No. 43, fronts 114.00 feet on the easterly margin of Dekewood Drive and extends back 179.82 feet on the northerly line and 179.91 feet on the southerly line to a dead line in the rear, measuring 114.00 feet thereon.

Being the same property conveyed to Ebrahim Almassi, and spouse, Yvonne Almassi, by Warranty Deed dated January 23, 1995 in the Register's Office of Davidson County, Tennessee, of record in Book 9585, Page 256.

This is improved real property municipally known as 141 Dekewood Drive, Old Hickory, Tennessee 37138.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 24th day of October, 2018.

Yvonne Almassi

Yvonne Almassi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Yvonne Almassi, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2018.

Leslie Walsh

Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My commission expires: 3·20·19

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.