Karen Y Johnson Davidson County
Batch# 173469 DEEDQC
12/12/2018 03:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181212-0121133

This Instrument Prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Ste 402
Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Rose Ruby Samadi** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto her mother, **Rachel Comfort,** (Grantee), a single woman all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 15A on the plan of Zone Lot Division Edge O Lake Villa Lots 9 thru 15, as shown of record in Book 6900, Page 376, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot 15A fronts 31.26 feet on the northerly margin of Murfreesboro Pike and extends back 200.11 feet on the northerly line and 198.24 feet on the southerly line to a line in the rear measuring 28.57 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Affidavit of Heirship of record at __201812120121132_____. Being previously conveyed to her father Karim Samadi by deed of record at Instrument Number **20080718-0073635** in said Register's Office, TN, who died August 19, 2017 intestate unmarried, leaving her as his only blood heir. *Rachel Comfort was Karim Samadi's ex-wife.*

IN TESTIMONY WHEREOF I/we have executed this instrument the 12th day of **December, 2018.**

Rose Ruby Samadi
Rose Ruby Samadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Rose Ruby Samadi**, 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 at office this 12th day of **December, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 12th day of **December, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**2420 Scott Valley Drive, Nashville, TN 37217**
TAX PARCEL NO.:	**149 03 0 094.00**
PROPERTY OWNER:	**Rachel Comfort**
OWNER'S ADDRESS:	**2420 Scott Valley Dr, Nashville, TN 37217**
MAIL TAX BILLS TO:	**owner at property address**

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019