Karen Johnson Davidson County
Batch# 188935 DEEDQC
01/28/2019 11:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190128-0008102

THIS INSTRUMENT WAS PREPARED BY:

STEWART TITLE COMPANY
100 BLUEGRASS COMMONS BLVD, SUITE 115
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
David Sharifi and Neda Modavi (NAME)	Same as new owner (NAME)	085040A48900CO
4908 Riverbank Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage TN 37076 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID SHARIFI, a married man as his sole and separate property**, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto **DAVID SHARIFI AND NEDA MODAVI, HUSBAND AND WIFE**, hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a 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. 489, on the plan of REVISION TO THE FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20181217-0122497, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to David Sharifi, a married man as his sole and separate property by deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated January 22, 2019 of record in Instrument No. 20190123-0006669, Register's Office, Davidson County, Tennessee.

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

This is **improved** property known as 4908 Riverbank Drive, Hermitage, TN 37076

WITNESS my hand this 25th day of January, 2019.

DAVID SHARIFI

STATE OF TENNESSEE

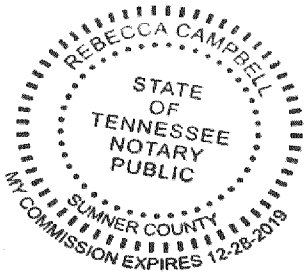
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared DAVID SHARIFI, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 25th day of January, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018