Karen Johnson Davidson County
Batch# 189795 DEEDQC
01/30/2019 10:16:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190130-0008818

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Roya Kadivar
2104 Glen Haven Dr., #38B
Nolensville, TN 37135-8502

Send Tax Bills To:
Roya Kadivar
2104 Glen Haven Dr., #38B
Nolensville, TN 37135-8502

Pegah Kadivar
700 12th Avenue South, Unit 1012
Nashville, TN 37203

Map and Parcel No.
13311007100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mina Kadivar** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Roya Kadivar** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Valley View Meadows, Section I, of record in Book 3500, Page 69, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly side of Elysian Fields Road the common corner of Lots 23 and 24; thence along the margin of same, easterly 81.99 feet to a point in the westerly margin of Dewain Drive; thence along said margin on a slight curve 97.46 feet to a point, the common corner of lots 24 and 25; thence on the line between said lots 97.08 feet to a point, the common corner of Lots 23 and 24 and 25; thence along the line between Lots 23 and 24, 93.15 feet to the point of beginning.

Being the same property conveyed to **Pegah Kadivar and Mina Kadivar**, by Warranty Deed dated March 23, 2009, from **Amphavanh Vongsamphanh and wife Manorak Vongsamphanh**, recorded in Instrument No. 20090326-0027378, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3500, Page 39, said Register's Office.

This is improved property known as: **3901 Dewain Drive, Nashville, TN 37211.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 28th day of January 2019.

Mina Kadivar

Mina Kadivar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mina Kadivar**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January 2019.

Notary Public

My Commission Expires:
10/20/20

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
October 20, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Mina Kadivar

Affiant

Sworn to and subscribed to before me, this the 28th day of January 2019.

Notary Public

My Commission Expires:
10/20/20

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
October 20, 2020