Karen Johnson Davidson County
Batch# 198226 DEEDQC
02/22/2019 01:24:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190222-0016339

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vida Mohseni 619 Barlin Drive Nashville, TN 37221	Same	142100B08500CO

FOR AND IN CONSIDERATION of $10.00 cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **EHSAN ABBASNEZHAD, ("Grantor")**, by these presents do hereby transfer and convey unto **VIDA MOHSENI ("Grantee")** and her heirs, successors and assigns, all of my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Belle Pointe, Phase 2, a Planned Unit Development, as of record in Plat Book 6250, Page 797, Register's Office for Davidson County, Tennessee, and as described by the Declaration of Covenants, Conditions and Restrictions, of record in Book 6689, Page 772 and as amended in Book 6702, Page 409, Book 6774, Page 774, Book 6862, Page 292, said Register's Office, made applicable to Phase 2 by instrument of record in Book 6770, Page 814, said Register's Office, together with all easements, rights and appurtenances to said lot granted in the aforesaid Declaration of Covenants, Conditions and Restrictions, as amended.

Being the same property conveyed to Vida Mohseni and Rahim Abbasnezhad wife and husband and Ehsan Abbasnezhad by Warranty Deed from Celista Hammond unmarried, dated May 31st, 2017 of record in Instrument No. 20170606-0056479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

~~**TO HAVE AND TO HOLD**~~ the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantors do covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19 day of February, 2019.

EHSAN ABBASNEZHAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **EHSAN ABBASNEZHAD**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 8/10/19

MARTIN A. FORMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 10 .

AFFIANT

Sworn to and subscribed before me this
19th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 2/12/19

MARTIN HOOPER HERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY