Karen Johnson Davidson County
Batch# 212544 DEEDQC
04/02/2019 08:41:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190402-0029467

This instrument prepared by and return to:
MLJ Title & Escrow
1616 Westgate Circle
Brentwood, TN 37027

This Deed was prepared from information provided by the parties, referenced herein. There was no title search performed on the property, so the preparer of this document assumes/has no liability as to the accuracy or the status of the title.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Amir Karwandyar 1004 Pin Oak Dr. Antioch TN 37013	New Owner same	164-12-0-2.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lal M. Kakar** hereinafter called the Grantor, do hereby quitclaim and convey unto **Amir Karwandyar,** hereinafter called the Grantee, their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 Meadow Woods, 2nd Revision, Phase 1, of record in Plat Book 9700, page 570, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Same property conveyed to Lal M Kaker and Amir Karwandyar as Joint Tenants with Right of Survirorship by Warranty Deed from Lucian Barbu and Regina Barbu, husband and wife, dated 3/26/18 and recorded 4/2/18 in Instrument Number 20180402-0030698, Register's Office for Davidson County, Tennessee.

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

Executed on this 21 day of March, 2019.

Lal M. Kakar

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, **Lal M. Kakar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 21 day of March, 2019.

Peter Yoakeem
Notary Public

My Commission Expires: Sept 7, 2021

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Sworn to and subscribed to me, the undersigned, this 21 day of day of March, 2019.

Peter Yoakeem
Notary Public

My Commission Expires: Sept 7, 2021

