AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190048364LD

Karen Johnson Davidson County
Batch# 308804 DEEDQC
10/31/2019 09:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191031-0111887

THIS DOCUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 085 04 0A 489.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 11 day of Oct, 20 19, by and between **David Sharifi and Neda Sharifi F/K/A Neda Modavi, husband and wife**, a mailing address of 4908 Riverbank Dr, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **David Sharifi and Neda Sharifi, husband and wife,** a mailing address of 4908 Riverbank Dr, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4908 Riverbank Dr, Hermitage, TN 37076

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to David Sharifi and Neda Modavi, husband and wife from David Sharifi, a married man as his sole and separate property in a prior Deed recorded under Instrument Number 20190128-0008102, recorded on 01/28/2019 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

David Sharifi

Neda Sharifi

F/K/A Neda Modavi
F/K/A Neda Modavi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, David Sharifi and Neda Sharifi F/K/A Neda Modavi, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 11 day of October, 2019.

Notary Public
My Commission expires: 5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - **David Sharifi**

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 11 day of October, 2019.

Notary Public
My Commission Expires: 5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

Name and address for person(s) responsible for taxes:
David Sharifi and Neda Sharifi
4908 Riverbank Dr
Hermitage, TN 37076

Name and address of property owner:
David Sharifi and Neda Sharifi
4908 Riverbank Dr
Hermitage, TN 37076

LEGAL DESCRIPTION

The following described real property in the County of DAVIDSON, State of TN:

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 from David Sharifi, a married man as his sole and separate property to David Sharifi and Neda Modavi, husband and wife in Deed dated January 25, 2019 and recorded on January 28, 2019 in Instrument No. 20190128-0008102

Parcel/APN/Tax ID: 085 04 0A 489.00

True Copy Certification

I, **Jennifer Terranova,** 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022