Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Alireza Hajjafar 7860 183A Toll Road Apt 23208 Leander, TX 78641	New Owner	172-10B-151.00CO

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 353306 DEEDQC
02/04/2020 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $55.50
20200204-0012928

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $15,000.00

Affiant

Subscribed and sworn to before me, this the 4th day of February 2020.

Notary Public

My Commission Expires: 10-2-23
(Affix Seal)

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ali Hajjafar**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Alireza Hajjafar,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Ali Hajjafar, by Quitclaim Deed from Alireza Hajjafar, dated December 2, 2009, of record in Instrument No. 20091209-0112682, Register's Office for Davidson County, Tennessee.

This is unimproved property located at **6764 Christiansted Lane, Nashville, Tennessee 37211.**

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

[signature on following page]

IN WITNESS WHEREOF, this instrument has been executed this the 31st day of ~~January~~ 2020.

GRANTOR:

Ali Hajjafar

Ali Hajjafar

STATE OF Ohio

COUNTY OF Summit

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Hajjafar, the within named bargainor, with whom I am personally acquainted, and who, upon oath, executed that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 31st day of January 2020.

Michelle R. Conwell

Notary Public
My Commission Expires: 7/7/2024

Notarial Seal
STATE OF OHIO

Michelle R. Conwell
Notary Public, State of Ohio
My Commission Expires
July 07, 2024

This is the second page of a quitclaim deed for Alireza Hajjafar as Grantee

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

