Karen Johnson Davidson County
Batch# 399973 DEEDQC
05/14/2020 11:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200514-0050127

This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
421 A&B Moore Avenue House, LLC 801 Magnolia Ct. E Nashville, TN 37221	Same	105 11 2B 00100CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

Sworn to and subscribed before me this 4th day of May, 2020.

Matthew D. Faulk, Notary Public

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-30-2021

My Commission Expires: March 30, 2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SEPIDEH KOHANIM, a single person, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to 421 A&B MOORE AVENUE HOUSE, LLC, a Tennessee limited liability company.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The execution of this Quitclaim Deed is made pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020. This trust may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

WITNESS MY HAND this this May 4, 2020.

By: _____
SEPIDEH KOHANIM

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 Sepideh Kohanim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this this _____, 2020.

_____
Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

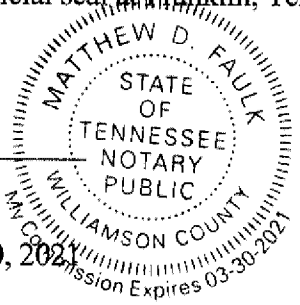
WITNESS MY HAND this this _____, 2020.

By: _____
SEPIDEH KOHANIM

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 Sepideh Kohanim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this this 4th day of May, 2020.



_____
Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 421 Moore Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170606-0056469 and amended in Instrument No. 20170626-0064192 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sepideh Kohanim, a single person, by Warranty Deed of record from David Lindahl, an unmarried man, in Instrument No. 20190606-0054315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 421 A Moore Avenue, Nashville, TN 37203.

True Copy Certification

I, Matthew D. Faulk, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023