Prepared By:
Effat Abbasi and Ahmad Derakhshan
447 Moss Trail
Goodlettsville, TN 37072

After Recording Return To:
Effat Abbasi and Ahmad Derakhshan
447 moss trail
goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 444013 DEEDQC
07/27/2020 09:04:25 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20200727-0081816

Map & Parcel : 026 09 0 077.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 27, 2020 THE GRANTOR(S),

- Effat Abbasi, a married person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Ahmad Derakhshan and Effat Abbasi, a married couple, residing at 447 moss trail, goodlettsville, TN County, Tennessee 37072

the following described real estate, situated in goodlettsville, in the County of TN, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: See Exhibit A attached hereto and made a part hereof

Mail Tax Statements To:
Effat Abbasi and Ahmad Derakhshan
447 moss trail
goodlettsville, Tennessee 37072

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 7-24-2020

Effat Abbasi

Effat Abbasi
447 moss trail
goodlettsville, Tennessee, 37072

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 24 day of July, 2020, before me personally appeared Effat Abbasi, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Financial Relationship Consultant
Title (and Rank)

My commission expires 08/30/2021

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

Affiant
Affiant's Name: _____

EXHIBIT A

TRACT 1:

Being Lot No. 43 on the Plan of Goodlettsville Heights Subdivision, Section 2, a plan of which is of record in Book 1424, page 121, Register's Office, Davidson County, Tennessee.

Said Lot No. 43 fronts 220 feet on the east side of Moss Trail Road and runs back 168.2 feet on the north line and 219.1 feet on the south line, and shows 225.04 feet on the rear line.

TRACT 2:

A tract or parcel of land situated in the City of Goodlettsville, Tenth Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point on the easterly margin of Moss Trail Road, the same being located N 1 deg. 05 min. E and 60 feet from the northwest corner of Lot No. 43 on the Map of Goodlettsville Heights Subdivision, Section Two, as of record in Plat Book 1424, page 12, in the Register's Office for Davidson County, Tennessee; thence S 88 deg. 58 min. E along the common line of the land conveyed to C. Earl Bullock, of record in Book 4529, page 910, said Register's Office, a distance of 153.67 feet to a point on the west margin of L & N Railroad; thence with said railroad right-of-way S 12 deg. 29 min. E 6414 feet to the northeast corner of Lot No. 43 of said subdivision; thence with the north line of same N 88 deg. 55 min. W 168.2 feet to a point on the east margin of Moss Trail Road, the same being the northwest corner of said Lot 43; thence along the margin of Moss Trail Road, N 1 deg. 05 min. E 60 feet to the point of beginning

INCLUDED BUT EXPRESSLY EXCLUDED from the above described property is property conveyed by Deed of record in Book 9247, page 761 and by Instrument of Correction filed in Book 9367, page 911 and Second Instrument of Correction to Warranty Deed filed in Book 9597, page 793, all in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Effat Abbasi by deed from David W. Gaw and Dorsey H. Tynes, filed of record in Book 11105, Page 602, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.