Karen Johnson Davidson County
Batch# 447719 DEEDQC
07/31/2020 11:32:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20200731-0084635

Commitment Number: 27030548
Seller's Loan Number: 103773557

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
MICHAEL AFKHAMI, SONBOL ASEF VAZIRI and **HOUTAN A. AFKHAMI**, 134 Hampton Pl., Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117-07-0c-134-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

SONBOL ASEF VAZIRI and **MASOUD AFKHAMI N/K/A MICHAEL AFKHAMI**, wife and husband, and **HOUTAN A. AFKHAMI**, single, whose mailing address is **134 Hampton Pl., Nashville, TN 37215**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **MICHAEL AFKHAMI** and **SONBOL ASEF VAZIRI**, husband and wife, and **HOUTAN A. AFKHAMI**, single, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **134 Hampton Pl., Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 134 Hampton Pl., Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 20160721, Page 0074992 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117-07-0c-134-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on July 10th, 2020:

SONBOL ASEF VAZIRI

MASOUD AFKHAMI N/K/A MICHAEL AFKHAMI

~~**HOUTAN A. AFKHAMI**~~

STATE OF California
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me on July 10, 2020 by **SONBOL ASEF VAZIRI** and **MASOUD AFKHAMI N/K/A MICHAEL AFKHAMI** and ~~**HOUTAN A. AFKHAMI**~~ who are personally known to me or have produced CDL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

SHIRLEY GIBBS
Notary Public - California
Los Angeles County
Commission # 2192394
My Comm. Expires May 17, 2021

Executed by the undersigned on 7-10-2020, 2020:

SONBOL ASEF VAZIRI

MASOUD AFKHAMI N/K/A MICHAEL AFKHAMI

HOUTAN A. AFKHAMI

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on July 10, 2020 by ~~**SONBOL ASEF VAZIRI**~~ and ~~**MASOUD AFKHAMI N/K/A MICHAEL AFKHAMI**~~ and **HOUTAN A. AFKHAMI** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of California
County of Los Angeles

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

Subscribed and sworn to before me

This 10th day of JULY, 2020.

Affiant

MICHAEL AFKHAMI
Print Name

SHIRLEY GIBBS
Notary Public - California
Los Angeles County
Commission # 2192394
My Comm. Expires May 17, 2021

(Seal)

Notary Public

My commission expires:

MAY 17, 2021

SHIRLEY GIBBS
Print Name

State of California
County of Los Angeles

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

Subscribed and sworn to before me

This 10th day of July, 2020.

SHIRLEY GIBBS
Notary Public - California
Los Angeles County
Commission # 2192394
My Comm. Expires May 17, 2021

Affiant

SOMBOL ASEFVAZIRI
Print Name

(Seal)

Notary Public

My commission expires:

MAY 17 2021

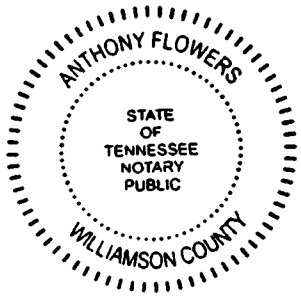
SHIRLEY GIBBS
Print Name

State of Tennessee
County of Williamson

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

Subscribed and sworn to before me

This 4th 10th day of July, 2020.



(Seal)

Affiant

Horton Akbani

Print Name

Notary Public

My commission expires:

May 17, 2023

Anthony Flowers

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE,

BEING UNIT NO. 134 OF HAMPTON PLACE TOWNHOMES A SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PARCEL CONVEYED TO SONBOL ASEF VAZIRI AND MASOUD AFKHAMI AND HOUTAN A. AFKHAMI FROM WAYNE B. DANIEL, BY VIRTUE OF A DEED DATED 7/12/2016, RECORDED 7/21/2016, IN DEED BOOK 20160721, PAGE 0074992, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 117-07-0c-134-00

True Copy Cerification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries