Karen Johnson Davidson County
Batch# 459485 DEEDQC
08/19/2020 08:11:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200819-0093041

Prepared by/Return to: Mark B. Leedom, Esq. 7065 Moores Ln Ste 100 Brentwood, TN 37027 THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 12 day of August, 2020. Notary Public My commission expires: 10.2.2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Mohammad Khiziryan	**New Owner**	**148-1`3-0-113.00**
366 Gillette ~~Drive~~ Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MOHAMMAD KHIZIRYAN and wife, AMENEH ABDI, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MOHAMMAD KHIZIRYAN and wife, AMENEH ABDI , ARAZ KHIZIRYAN and AKAM KIZIRYAN, Tenants in Common with Rights of Survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Fairlane Park, Section II, of record in Book 2330, Page 89, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Mohammad Khiziryan and wife, Ameneh Abdi, by Warranty Deed from Debra Cole dated 12/19/05 of record in Instrument No. 20060103-0000501, Register's Office of Davidson County, Tennessee. The parties hereto have since divorced.

Subject to any/all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 1366 Gillette Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 12 day of August, 2020.

Mohammad Khiziryan
MOHAMMAD KHIZIRYAN

AMENEH ABDI
AMENEH ABDI

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, MOHAMMAD KHIZIRYAN and AMENEH ABDI, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 12 day of August 2020.

Notary Public

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023