AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-129415-MOB

Karen Johnson Davidson County
Batch# 463150 DEEDQC
08/25/2020 10:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200825-0095971

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 070 01 0 005.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of August, 2020, by and between **ALEXANDER A. MOJAVERIAN and JENNIFER L. MOJAVERIAN F/K/A JENNIFER L. HALL, HUSBAND AND WIFE, WHO BOTH ACQUIRED TITLE AS SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 3921 PHEASANT DR, NASHVILLE, TN 37218, hereinafter referred to as Grantor(s) and **ALEXANDER A. MOJAVERIAN and JENNIFER L. MOJAVERIAN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 3921 PHEASANT DR, NASHVILLE, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3921 PHEASANT DR, NASHVILLE, TN 37218

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20180802-0075613, recorded on 08/02/2018 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

VALUATION AFFIDAVIT

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

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 18 day of August, 2020.

Notary Public
My Commission Expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

ALEXANDER A. MOJAVERIAN and JENNIFER L. MOJAVERIAN
3921 PHEASANT DR
NASHVILLE, TN 37218

Name and address of property owner:

ALEXANDER A. MOJAVERIAN and JENNIFER L. MOJAVERIAN
3921 PHEASANT DR
NASHVILLE, TN 37218

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ALEXANDER A. MOJAVERIAN

JENNIFER L. MOJAVERIAN F/K/A JENNIFER L. HALL

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ALEXANDER A. MOJAVERIAN AND JENNIFER L. MOJAVERIAN**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson (TN), this 18 day of August, 2020.

Notary Public
My Commission expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF TREPPARD HEIGHTS, SECTION 6, AS OF RECORD IN BOOK 2900, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDER A. MOJAVERIAN, A SINGLE PERSON, AND JENNIFER L. HALL, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM CHAROLETTE R. DANSBY, A SINGLE WOMAN BY DEED DATED JULY 31, 2018, AND RECORDED ON AUGUST 2, 2018, AS INSTRUMENT NUMBER 20180802-0075613.

PARCEL ID NUMBER: 070 01 0 005.00

PROPERTY COMMONLY KNOWN AS: 3921 PHEASANT DR, NASHVILLE, TN 37218

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021