Karen Johnson Davidson County
Batch# 483886 DEEDQC
09/28/2020 08:56:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200928-0110865

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TN)
COUNTY OF Williamson)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me
this 24 day of Sept, 2020.

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

NOTARY PUBLIC
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Soraya Beladi
5769 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILLS TO:
Owner

Map/Parcel 160-14-0B-069.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Amir Babak Banyan ("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Soraya Beladi ("Grantee")**, her heirs, successors and assigns. Said property conveyed herein is described as follows:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 5769 on the Plan of 2nd Revision , Brentwood Trace Condominiums of record in Book 5200, page 261 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Khalil Banaeian and wife, Soraya Beladi and Amir Babak Banyan by deed from Khalil Banaeian and wife, Soraya Beladi of record in Instrument No. 20091209-0112583 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Amir Babak Banyan

STATE OF Florida)
COUNTY OF Seminole)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Amir Babak Banyan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of September, 2020.

Notary Public

My Commission Expires: 7/26/2024.

EMILY DURYS
Notary Public, State of Florida
Commission No. HH 23565
Commission Expires 07/26/2024