# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 495695 DEEDQC
10/14/2020 01:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201014-0119433

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14 DAY OF Oct, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2046LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| **ROZBEH B. ZAREI** | New Owner | 135 14 0C 034.00 |
| 648 Ransom Village Way | | 135 14 0C 034.00 |
| Antioch, TN 37013 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MAHTAB ZAREI, UN UNMARRIED MAN AND ANAHITA ZAREI, AN UNMARRIED MAN,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

**ROZBEH B. ZAREI**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Ransom Village, of record in Plat Book 7900, Page(s) 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rozbeh B. Zarei, an unmarried man and Omid Zarei, an unmarried man, and Mahtab Zarei, an unmarried woman, by Warranty Deed from John C. Belitz and wife, Emily F. Belitz, of record in Instrument No. 20060531-0063711, in the Register's Office of Davidson County, Tennessee, dated May 30, 2006 and recorded on May 31, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property known as 648 Ransom Village Way, Antioch, TN 37013

Witness our hand on this 8th day of October, 2020

M Zarei

Mahtab Zarei

STATE OF Washington

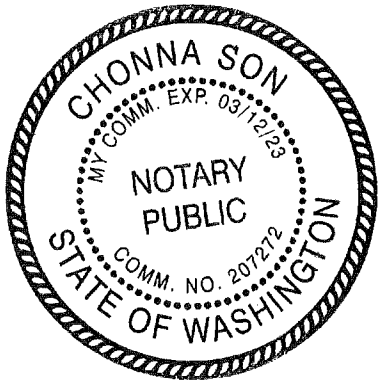
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Mahtab Zarei, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Mahtab Zarei, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Federal Way (city), WA (state), this 8th day of October, 2020

Notary Public Chonna Son

My Commission Expires: 03/12/2023



Witness our hand on this 8th day of October, 2020

omid z
Omid Zarei

STATE OF Oregon

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Omid Zarei,, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Omid Zarei, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hillsboro (city), OR (state), this 8th day of October, 2020

Notary Public Matt Alderman

My Commission Expires: 10-15-2021

OFFICIAL STAMP
MATT LOUIS ALDERMAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 967798
MY COMMISSION EXPIRES OCTOBER 15, 2021

EXHIBIT A - LEGAL DESCRIPTION

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1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ransom Village, as recorded in Plat Book 7900, Page(s) 833 and 834.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 9525, Page 187, amended in Book 9647, Page 72.

5. Easement for Detention Basin and Drainage, recorded in Book 8519, Page 915.

6. Easement for Drainage, recorded in Book 9195, Page 125.

7. Easement recorded in Book 9653, Page 153.

8. Assignment of Rights in Easement and Storm Water Detention Joint Maintenance Agreement as set forth in instrument recorded in Book 7193, Page 239.

9. Storm Water Detention Joint Maintenance Agreement as set forth in instrument recorded in Book 9195, Page 132.

**Certificate of Authenticity**

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY