After recording, return document
and send future tax statements to:
DARAB Inc
952 EDMONDSON PIKE
BRENTWOOD TN 37027

Karen Johnson Davidson County
Batch# 561429 DEEDQC
01/26/2021 11:41:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210126-0011408

This instrument prepared by:
JB Accounting & Tax Solutions Inc.
5094 MURFREESBORO RD STE E
LA VERGNE TN 37086

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 01st day of January , 2021 between the grantor, Daryoosh Hajizadeh, married man, 952 Edmondson Pike, Williamson County, Brentwood TN 37027, and
Maria Toghraei Hajizadeh, married woman, 952 Edmondson Pike, Williamson County, Brentwood TN 37027

and the grantee,
Darab Inc., Company
952 Edmondson Pike, Williamson County
Brentwood TN 37027

WITNESSETH, that in consideration of the sum of $0.00
Zero dollar and othe valuable consideration
in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson , in the State of Tennessee, to wit:
LOT 270 & PT LOT 2 RE-SUB OF SEC 4 KENILWORTH EST. See exhibit A

Parcel ID: 134 13 01 199.00
Commonly known as: 229 Largo Dr, Nashville TN 37211
Source of title:
LOT 270 & PT LOT 2 RE-SUB OF SEC 4 KENILWORTH EST.

THIS CONVEYANCE is made subject to:
All applicable restrictions, easements, building setback lines and conditions of record, including but not limited to those in the register of deeds' office for Davidson county, Tennessee.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: _____
Print name: Daryoosh Hajizadeh
Capacity: Grantor

Signature: _____
Print name: Maria Toghraei Hajizadeh
Capacity: Grantor

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TN
COUNTY OF RUTHERFORD

On this 12 day of JANUARY, 2021, before me personally appeared DARYOOSH HAJIZADEH AND MARIA TOGHRAEI HAJIZADEH, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that THEY executed the same as THE free act and deed.

Signature: _____
Print name: JOSE BALDOCEDA
Title: PUBLIC NOTARY
My commission expires: 10/20/2022

JOSE BALDOCEDA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A

Davidson County, TN
Assessor of Property
Unofficial Property Record Card
GENERAL PROPERTY INFORMATION
Map & Parcel: 134 13 0 199.00
Current Owner: HAJIZADEH, DARYOOSH & MARIA
Mailing Address: 952 EDMONDSON PIKE BRENTWOOD, TN 37027
Zone: 1
Neighborhood: 3911
Location: 229 LARGO DR
Land Area: 0.25 Acres
Most Recent Sale Date: 02/12/2013
Most Recent Sale Price: $229,900
Deed Reference: 20130225-0018449 - current source of title. ROOC.
Tax District: USD
CURRENT PROPERTY APPRASIAL
Assessment Year: 2020
Land Value: $43,600
Improvement Value: $300,300
Total Appraisal Value: $343,900
Assessment Classification*: COM
Assessment Land: $17,440
Assessment Improvement: $120,120
Assessment Total: $137,560
LEGAL DESCRIPTION
LOT 270 & PT LOT 2 RE-SUB OF SEC 4 KENILWORTH EST.
IMPROVEMENT ATTRIBUTES - Card 1 of 1
Building Type: MED OFC
Year Built: 1962
Square Footage: 4,263
Number of Living Units: 1
Building Grade: OMC
Building Condition: Fair
Rooms: 0
Beds: 0
Baths: 0
Half Bath: 0
Fixtures: 0
Exterior Wall: BRICK
Frame Type: COM WD FR
Story Height: 2 STY
Foundation Type: TYPICAL
Roof Cover: TYPICAL

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Signature

Daryoosh Hajizadeh maria Hajizadeh
Print name

SUBSCRIBED AND SWORN TO before me this 25 day of January, 2021.

Signature:
Print name: Jose Baldoceda
Title:
My commission expires: 10/16/2022

JOSE BALDOCEDA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY