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



20210126-0011409

This instrument prepared by:
JB Accounting & Taxes 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, Davidson County,
Brentwood TN 37027, and
Maria Toghraei Hajizadeh, married woman, 952 Edmondson Pike, Davidson County,
Brentwood TN 37027

and the grantee,
Darab Inc., Company
952 Edmondson Pike, Davidson 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 1. TOM C. LAMB SUB. See exhibit A

Parcel ID: 147 12 0 069.00
Commonly known as: 387 Haywood Ln, Nashville TN 37211
Source of title:
LOT 1. TOM C. LAMB SUB. See exhibit A

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 25 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 _____ free act and deed.

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

JOSE BALDOCEDA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A

Assessment Year: 2020
Last Reappraisal Year: 2017
Improvement Value: $210,100
Land Value: $93,700
Total Appraisal Value: $303,800
Assessed Value: $121,520
Property Use: OFFICE BLDG (ONE OR TWO STORIES)
Zone: 1
Neighborhood: 4011
Land Area: 0.43 Acres
Property Type: OFFICE
Year Built: 1972
Square Footage: 2,778
Exterior Wall: BRICK
Story Height: 1 STY
Building Condition: Fair
Foundation Type: TYPICAL
deed # 20180529.005089 9. Current Source of title ROD

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 $ 0.5, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Signature
Daryoush Hajizadeh
Print name

maria Hajizadeh

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