Karen Johnson Davidson County
Batch# 572244 DEEDQC
02/10/2021 12:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210210-0019159

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Sahar Kohanim, married, as joint tenants with right of survivorship** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Saady Kohanim and wife, Ghoratolayn Kashani,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of the Final Plat of Magnolia Place, of record in Plat Book 7900, Page 729, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

******Grantor, Sahar Kohanim, warrants this property is not her primary residence and that said property was not a marital residence.**

Being all or part of the same property conveyed to Grantor herein by **Warranty Deed** of record at Instrument Number **20141203-0110915** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the **10TH** day of **February, 2021.**

Sahar Kohanim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Sahar Kohanim**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **10TH** day of **February, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the **10TH** day of **February, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

PROPERTY ADDRESS:	**701 Magnolia Trail, Nashville, TN 37221**
TAX PARCEL NO.:	**142110B040.00**
PROPERTY OWNER:	**Saady Kohanim & Ghoratolayn Kashani**
OWNER'S ADDRESS:	**701 Magnolia Trail, Nashville, TN 37221**
MAIL TAX BILLS TO:	**Owners at Property Address**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022

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