#15088

FROM: Sina Daraei

TO : Shohreh Daraei

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 576293 DEEDQC
02/24/2021 09:48:27 AM 1 pg
Fees: $12.00 Taxes: $0.00

20210224-0022749

QUITCLAIM DEED

Address of New Owner:
Shohreh Daraei
427 Lemont Drive
Nashville, TN 37216

Send Tax Bills To:
SWBC Mortgage Corp
9311 San Pedro # 100
San Antonio TX 78216

Map & Parcel:
061 05 0A 035.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Prepared from information furnished by the parties

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ -0-

Shohreh Daraei
Affiant

Subscribed and sworn to before me this the 11 day of February, 2021

Notary Public
Commission Expires: _____

S.D.

I, Sina Daraei, do hereby quitclaim to Shohreh Daraei, unmarried all his/her rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee being Unit No. 107 as created and established by the Master Deed and By-Laws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and shown and described on the Plan of Poplar Glen, Phase I, of record in Book 6900, Page 646, as Corrected in Surveyor's Certificate of Correction in Book 7572, Page 609, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may from time to time amended as provided therein.

Being the same property conveyed to Shohreh Darei, a single woman and Sina Daraei, a single man, by Warranty Deed Dated July 31, 2019, in Instrument NO. 20190802-0076685 Register's Office for Davidson County, Tennessee.

This is improved property (X) known as 427 Lemont Drive Nashville TN 37216.

Witness our hand(s) this the 11 day of February, 2021.

Sina Daraei

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sina Daraei the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor and who acknowledged that HE executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11 day of February, 2021.

Notary Public
Commission Expires: _____

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024