Karen Johnson Davidson County
Batch# 586043 DEEDQC
03/05/2021 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029451

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00

Affiant Signature

Subscribed and sworn to before me on this the 8 day of February, 2021.

Notary Public

My Commission expires: Nov. 6, 2024

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Whitney L. Shariati
Parsa Esteban Shariati
2048 Graybar Ln, Nashville, TN 37215

SEND TAX BILLS TO:
Property Owner

MAP AND PARCEL NUMBER: 14214011300

QUITCLAIM DEED

21NT00002

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Whitney L. Byrd N/K/A Whitney L. Shariati and Parsa Esteban Shariati, wife and husband, and Lynda Lee Davenport, a single woman

By these presents do remise, release and **QUITCLAIM** unto

Whitney L. Shariati and Parsa Esteban Shariati, wife and husband, and Lynda Lee Davenport, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 2048 of Turnberry Square Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6686, Page 166 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Whitney L. Byrd, a single woman, and Lynda Lee Davenport, a single woman, as joint tenants with rights of survivorship, by Warranty Deed from Danielle L. Throneberry nka D'Nelle Throneberry Dowis, a married woman, dated 05/09/2018 and recorded 05/16/2018 as Instrument No. 20180516-0046717, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2048 Graybar Ln, Nashville, TN 37215

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of February, 2021.

Whitney L. Byrd N/K/A Whitney L. Shariati

Parsa Esteban Shariati

Lynda Lee Davenport

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Whitney L. Shariati and Parsa Esteban Shariati and Lynda Lee Davenport,** And the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 4th day of February, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary Public
My Commission expires: Jan 16, 2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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 law.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024