Karen Johnson Davidson County
Batch# 593503 DEEDQC
03/17/2021 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210317-0035124

Commitment Number: RIN21008145

After Recording, Send To:

Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Noosha Camille Kamtarin, **Farzad Kamtarin** and **Shahpar Kamtarin**, 426 Beech Grove Way, Nashville, TN 37211-6599

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161-06-0A-124-00

QUITCLAIM DEED

Exempt from recordation tax Tenn. Code Sec. 67-4-409 (a)(4)

Noosha Camille Kamtarin, unmarried, whose mailing address is **426 Beech Grove Way, Nashville, TN 37211-6599**, hereinafter grantor, for $1.00 (One Dollar) in consideration paid grants and quitclaims to **Noosha Camille Kamtarin**, **Farzad Kamtarin** and **Shahpar Kamtarin**, hereinafter grantees, whose tax mailing address is 1**426 Beech Grove Way, Nashville, TN 37211-6599**, the following real property:

Land in Davidson County, Tennessee being Unit No. 124 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof. Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 76 and 77, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions,

restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, amended in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Stormwater Detention Agreement of record in Instrument Number 20070205-0014422, in the Register's Office for Davidson County, Tennessee. Deed of common areas to Oakhill Townhomes HOA of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Charles M. VelDink and Allyssa Rae VelDink, husband and wife to Noosha Camille Kamtarin, dated October 30, 2019 and recorded on October 31, 2019 in Instrument No. 20191031-0112168, Davidson County records.

Tax Parcel # 161-06-0A-124-00
Property Address is: 1426 Beech Grove Way, Nashville, TN 37211-6599

Executed by the undersigned on March 9, 2021:

Noosha Camille Kamtarin

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on March 9, 2021 by **Noosha Camille Kamtarin** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/15/2021
RUTHERFORD COUNTY

Notary Public

State of TN
County of Williamson

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

Subscribed and sworn to before me

This 9th day of March, 2021.

Affiant

Noosha Kamtarin
Print Name

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/15/2021
RUTHERFORD COUNTY
(Seal)

Notary Public

My commission expires:

May 15, 2021

Quentin Isabell
Print Name

CTIC# _____

True Copy Certification

I, Rebecca Horton, 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 law.

Rebecca Horton

Signature

State of RI

County of Kent

Personally appeared before me, Nicholas F. Iarocci, a notary public for this county and state, Rebecca Horton 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: 6/26/22

Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022