Karen Johnson Davidson County
Batch# 597756 DEEDQC
03/23/2021 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210323-0037899

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MAHYAR VARASTEH ARDAKAN
5944 WESTHEIMER DRIVE
BRENTWOOD, TN 37027

OWNER (SEND TAX BILLS TO):

MAHYAR VARASTEH ARDAKAN
5944 WESTHEIMER DRIVE
BRENTWOOD, TN 37027

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MAHYAR VARASTEH ARDAKAN, an unmarried man, who incorrectly took title as a married man (herein, "Grantor"), whose address is 5944 Westheimer Drive, Brentwood, TN 37027, hereby bargains, sells, remises, releases, quit claims and conveys to MAHYAR VARASTEH ARDAKAN, an unmarried man (herein, "Grantee"), whose address is 5944 Westheimer Drive, Brentwood, TN 37027, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5944 Westheimer Drive, Brentwood, TN 37027

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 26 day of February, 2021.

PIN NO: 172-05-0B-152.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

MAHYAR VARASTEH ARDAKAN

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MAHYAR VARASTEH ARDAKAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of February 2021.

[Affix Notary Seal]

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LaTonya S Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-27-2023

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer is 10.00.

Grantee:

Grantee signature: Mahyar Vara
MAHYAR VARASTEH ARDAKAN

Subscribed and sworn to under oath before me, this 26 day of February, 2021 by MAHYAR VARASTEH ARDAKAN.

[Affix Notary Seal]

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires 8/27/2023

LaTonya S Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8.27.2023

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE FINAL PLAT FOR STERLING OAKS, PHASE III, OF RECORD IN PLAT INSTRUMENT NO. 20001122-0115320, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No.: 20190703-0065213, on July 2, 2019.

PIN NO: 172-05-0B-152.00

STREET ADDRESS:

5944 Westheimer Drive, Brentwood, TN 37027

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-045186 (JL)

True Copy Certification

I, **Perre M. Cabell**, 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.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Neisha L. Schwartz**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

