Karen Johnson Davidson County
Batch# 615976 DEEDQC
04/15/2021 02:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210415-0050590

Commitment Number: 28062901

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Bahram Massiha and **Ceyda Massiha**, 870 GENERAL GEORGE PATTON RD, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 09 0B 870.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Bahram Massiha, grantor, a married man, whose mailing address is **870 GENERAL GEORGE PATTON RD, Nashville, TN 37221**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Bahram Massiha** and **Ceyda Massiha, a married couple**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **870 GENERAL GEORGE PATTON RD, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 870 GENERAL GEORGE PATTON RD, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140801-0069313 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142 09 0B 870.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

Executed by the undersigned on March 15, 2021:

Bahram Massiha
Bahram Massiha

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 15, 2021 by **Bahram Massiha** who is personally known to me or has produced Drivers License 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.

Kimberly L. Chambers
Notary Public

State of TN
County of Davidson

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

Subscribed and sworn to before me

This 15 day of March, 20 21.

B. Massiha
Affiant

Bahram Massiha
Print Name

(Seal)

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

Kimberly L. Chambers
Notary Public

My commission expires:

1-25-2023

Kimberly L. Chambers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson county, Tennessee, being unit no. 870 together with carport no. 870-C on the plan of phase one, section five, river plantation condominium apartments of record in book 5200. Page 135.

As amended in book 5200, pages 145-146. Register's office of said county, to which reference is hereby made for a more particular description.

Being the same parcel conveyed to Bahram Massiha from Lisa Michelle Stiles Now Lisa Lofland , by virtue of a deed dated 7/31/2014, recorded 8/1/2014 as instrument no. 20140801-0069313 county of Davidson , state of Tennessee.

Tennessee Certification of Electronic Document

I, AMY COX, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, AMY COX, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries