This Instrument Prepared By:
ROBERT LEE JACKSON II, Esq.
The Chapple Building
5115 Maryland Way
Suite 301
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 640638 DEEDQC
05/20/2021 11:31:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210520-0068637

AFFIANT

STATE OF TENNESSEE]
COUNTY OF Williamson

Sworn to and subscribed before me on the 14th day of May, 2021.

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

NOTARY PUBLIC

My commission expires: 3/8/22

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
MOZHGAN MIRANI 799 Rodney Drive Nashville, TN 37205	Same	162-16-0A-042.00-CO

FOR AND INCONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, SEAN JOSEPH HEGARTY, a single person, by these presents do hereby quitclaim and convey unto MOZHGAN MIRANI, a single person, to her heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 5, Building No. 9 of Mill Creek Club Condominium Townhomes, now known as Hickory Hollow Condominiums, Section One, Phase One, of record in Book 4860, Page 11, amended in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 4887, Page 961, amended in Book 5000, Page 607; Book 5101, Page 809 and Book 10468, Page 653, said Register's Office, and the By-Laws of

record in Book 4887, Page 985 and Book 10468, Page 691, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Mill Creek Club Condominium Townhomes, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mozhgan Mirani and Sean J. Hegarty, Wife and Husband, by Warranty deed from Regina C. Preston NKA Regina C. Martini, married, of record in Instrument No. 20170613-0059038 Register's Office for Davidson County, Tennessee, dated June 9, 2017 and recorded on June 13, 2017.

This is improved property known as **5 Sycamore Court, Antioch, Tennessee 37013**.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

Witness my hand on the 14 day of May, 2021.

SEAN JOSEPH HEGARTY

STATE OF Tennessee]
COUNTY OF Williamson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN JOSEPH HEGARTY, the within named grantor/bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County Tennessee on the 14th day of May, 2021.

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

NOTARY PUBLIC

My commission expires: 3/8/22