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

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

20210520-0068638

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

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.
SEAN J. HEGARTY 5111 Idaho Street Nashville TN, 37209	Same	148-14-278

FOR AND INCONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, MOZHGAN MIRANI, a single person, by these presents do hereby quitclaim and convey unto SEAN J. HEGARTY, a single person, to his 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 Lot No. 16-A on the Plan of Colewood Acres Zone Lot Division, Lots 15 & 16, Section 5, of record In Book 5200, Page 303, as amended in Book 6250, Page 601, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sean J. Hegarty and wife, Mozhgan Mirani, husband and wife, by Warranty deed from HHTP1, LLC, A California Limited Liability Company, of record in Instrument No. 20190403-0030112 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on

April 3, 2019.

This is improved property known as **4016 Shufeld Ct, Antioch, TN 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.

M. Mirani
MOZHGAN MIRANI

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOZHGAN MIRANI, 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 ~~or~~ the 14th day of May, 2021.

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

Lee Ann Edwards
NOTARY PUBLIC

My commission expires: 3/8/22