QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on May 28, 2021.

NOTARY PUBLIC

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 647159 DEEDWARR
06/01/2021 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210601-0073209

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mahsa Marjorie Peggy Way-Kiani and Joseph O'Connor 4418 Scenic Drive Nashville, TN 37204	Mahsa Marjorie Peggy Way-Kiani and Joseph O'Connor 4418 Scenic Drive Nashville, TN 37204	Part of 131 12 2D 001.00

KNOW ALL MEN BY THESE PRESENTS that Rebecca Ann Way, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Mahsa Marjorie Peggy Way-Kiani and Joseph O'Connor, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B, a Private Element, of Homes At 4418 Scenic Drive, a Horizontal Property Regime established pursuant to T.C.A. 66-27-101 et. Seq. by Master Deed of record in Instrument No. 20200709-0074626, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description, said Unit being as depicted and described on the Plat and Plans as same may have been or be supplemented or amended from time to time, to which Master Deed and its Exhibits, and any supplements or amendments thereto reference is hereby made for a more complete and accurate description of said Unit and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Unit with respect to Common Elements and Limited Common Elements as described by the Master Deed as supplemented and amended and as depicted and described by Exhibits and/or any amendments thereto.
>
> Further being part of Lot C of Lots A, B, C & D on Scenic Drive of record in Book 2083, Page 8, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Rebecca Ann Way by Quitclaim Deed from Peggy A. Way, dated December 19, 1994 and recorded January 3, 1995 in Book 9561, Page 289, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 4418 Scenic Drive Nashville, Tennessee 37204.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on May 28, 2021

Rebecca Ann Way

STATE OF Tennessee

COUNTY OF Davidson

On May 28, 2021, before me personally appeared Rebecca Ann Way, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on May 28, 2021.

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Emily B Hebert
NOTARY PUBLIC

My Commission Expires: 03-03-2025

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY