Karen Johnson Davidson County
Batch# 647470 DEEDQC
06/02/2021 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210602-0073612

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 20th day of April, 2021. Notary Public My commission expires: 1-3-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Moradian and Sassan Moradian	**SAME**	**082-11-0-163.00**
226 Treutland Ave.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Christopher Moradian, unmarried** (hereinafter the "Grantor"), hereby quitclaim and convey unto **Christopher Moradian, unmarried, and Sassan Moradian, married, as joint tenants with right of survivorship** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

BEING Lot No. 54 on the Plan of Bryan's Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Christopher Moadian, unmarried, by Warranty deed from 17613 Group, LLC, an Arizona limited liability company of record in Instrument No. 20210505006 0292 Register's Office for Davidson County, Tennessee.

BEING improved property commonly known as **226 Treutland Avenue Nashville, TN 37207.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 30th day of April, 2021.

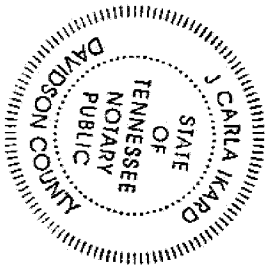
Christopher Moradian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christopher Moradian, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

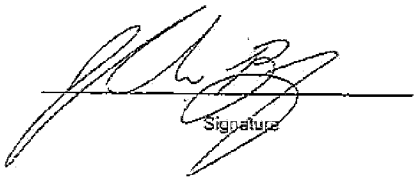
WITNESS my hand and official seal this 30th day of April, 2021.

Notary Public
My Commission Expires: 1-3-23



Certificate of Authenticity

I, John W. Bishop, 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.

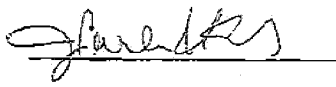


Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

J. CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY