Karen Johnson Davidson County
Batch# 656058 DEEDQC
06/14/2021 02:37:29 PM 1 pg
Fees: $12.00 Taxes: $0.00
20210614-0079952

FROM: Tahereh Hassani Najafabadi

TO : Nader Karshenas

QUITCLAIM DEED

Address of New Owner:
Nader Karshenas
7034 Willowick Drive
Brentwoo, TN 37027

Send Tax Bills To:
OWNER

Map & Parcel:
133-07-0 051.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Prepared from information furnished by the parties

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this the 3 day of October, 2019

Notary Public
Commission Expires: _____

I, Tahereh Hassani Najafabadi aka Tahere Hassani Najafabadi, unmarried, do hereby quitclaim to Nader Karshenas his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of Lot No. 39 on the Hinchey Petway property, as of record in Minute Book "I", page 442, Chancery Court at Nashville, described as follows:

Beginning in the center of Wheeler Avenue, at a point 210 feet 7 inches west of the southwest corner of said Lot No. 39, being the southwest corner of the property conveyed to T.W. Bratton and wife, by Register's Office for sid County; thence with the center of said Avenue, westwardly 100 feet; thence at right angles northwardly 200 feet; thence at right angles eastwardly 100 feet to the westerly line of said Bratton property; thence with the said line southwardly 200 feet to the beginning.

Being the same property conveyed to Tahere Hassani Najafabadi, by Quit Claim deed of record in Instrument No. 200006120058433, Register's Office for Davidson County, Tennessee. Tahere Hassani Najafabadi being one and the same as Tahereh Hassani Najafabadi.

This is improved property known as 206 Wheeler Ave., Nashville, Tennessee, 37211.

Witness our hand(s) this the 3 day of October, 2019.

Tahereh Hassani Najafabadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tahereh Hassani Najafabadi the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3 day of October, 2019

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
Commission Expires: _____