Karen Johnson Davidson County
Batch# 659995 DEEDQC
06/18/2021 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210618-0082900

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration for this transfer is zero dollars ($0.0).

Affiant

Subscribed and sworn to before me on this 15th day of June, 2021.

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 26, 2021

Notary Public
Commission Expires: _____

This instrument was prepared by:
Russell J. McCann
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Niloufar B. Gillani		180-04-0-A-087.00 CO
901 Sherbrooke Cove	new owner	
Nashville, TN 37211		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Mahvash Nodeh Farahani** and **Noshiravan Behnam Gilani** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the purpose of fully vesting the below described property in the grantee, do hereby convey, remise, release and forever quitclaim unto **Niloufar B. Gillani**, her heirs, successors and assigns, ("Grantee") all of our right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Highland Creek, Section Three, Revision One of record in Instrument No. 20030716-0099524, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Noshiravan Behnam Gilani and wife Mahvash Nodeh Farahani, by Warranty Deed from Classic Homes BOS, LP, dated July 29, 2005, of record as Instrument No. 20050801-0089620, Register's Office of Davidson County, Tennessee; and being the same property alleged to be conveyed to Noshiravan Behnam Gilani by Quitclaim Deed from Mahvash Nodeh Farahani, executed by POA, of record as Instrument 20140818-0074912, RODC; but which Quitclaim Deed was announced to be defective for failure to fully execute, as stated in the Affidavit of record as Instrument 20150820-0084041, Register's Office of Davidson County, Tennessee; but being the same property conveyed by Quitclaim Deed from Noshiravan Behnam Gilani to Niloufar B. Gillani, of record as Instrument 20150106-0001183, Register's Office of Davidson County, Tennessee;

And now, this Deed is executed and recorded along with an original Power of Attorney dated September 15, 2015, in which Mahvash Nodeh Farahani gives to her son Ali Behnam-Gilani, individual power and authority to make this conveyance, said Power of Attorney being further supported by Affidavit recorded along with the original Power of Attorney, of record as Instruments. Noshiravan Behnam Gilani joins in this conveyance to transfer any interest he may have.

Being improved property known as 901 Sherbrooke Cove, Nashville, Tennessee 37211.

This instrument was prepared without a title search. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands:

Mahvash Nodeh Farahani by Ali Behnam-Gilani

Mahvash Nodeh Farahani by Ali Behnam-Gilani, her Attorney in Fact

Noshiravan Behnam Gilani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ali Behnam-Gilani,** with whom I am personally acquainted or who proved to me his identity on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed this instrument on behalf of **Mahvash Nodeh Farahani**, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Mahvash Nodeh Farahani**, and is authorized by **Mahvash Nodeh Farahani,** to execute this instrument on her behalf for the purposes stated therein.

Witness my hand, at office, this 15 day of June, 2021.

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 26, 2021

Notary Public My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Noshiravan Behnam Gilani,** with whom I am personally acquainted or who proved to me his identity on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of June, 2021.

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 26, 2021

Notary Public My Commission Expires:

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021