Karen Johnson Davidson County
Batch# 684716 DEEDQC
07/27/2021 02:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0100995

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22 DAY OF July, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2375LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Hamid R. Mosadeghzad	New owner	160 15 0A 033.00
117 Hearthstone Manor Cir		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHAWHIN MOSADEGHZAD, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

HAMID R. MOSADEGHZAD, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 117 Hearthstone Manor Cir, Brentwood, TN 37027

Witness my hand on this 20 day of July, 2021.

Shawhin Mosadeghzad

STATE OF CALIFORNIA
COUNTY OF _____

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

Witness my hand and official seal at _____(city), California, this _____day of _____, 2021.

Notary Public_____

My Commission Expires:_____

7/20/2021
See Attached For Notary by
Jose R. Hernandez

JOSE R. HERNANDEZ
Notary Public - California
San Francisco County
Commission # 2355879
My Comm. Expires Apr 28, 2025

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Condominium Site Plan Phase II, Hearthstone Manor, a Part of Hearthstone P.U.D., of record in Plat Book 6200, Page 144, as amended in Plat Book 6250, Page 492, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shawhin Mosadeghzad, Single man, by Warranty Deed from Dihua Guan, unmarried, of record in Instrument No. 20180905-0087727, in the Register's Office of Davidson County, Tennessee, dated August 30, 2018 and recorded on September 05, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

7. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Site Plan Phase II, Hearthstone Manor, a Part of Hearthstone P.U.D., as recorded in Plat Book 6200, Page(s) 144, as amended in Plat Book 6250, Page 492.

10. Declaration of Covenants, Conditions and Restrictions recorded in Book 6424, Page 839; Amended in Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230 and rerecorded in Book 7393, Page 749; amended in Book 7398, Page 907 and Book 7403, Page 563.

11. Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 5409, Page 485.

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco }

On July 20, 2021 before me, Jose R Hernandez, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Shawhin Mosadeghzad
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JOSE R. HERNANDEZ
Notary Public - California
San Francisco County
Commission # 2355879
My Comm. Expires Apr 28, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 22, 2021.

Lisa Allard
Lisa Allard, Affiant

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this July 22, 2021.

Jim R. Vanderpool
Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024