AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-187806-CDM

This document prepared by:
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Parcel ID No.: 172-10-0E-014-00

Karen Johnson Davidson County
Batch# 697720 DEEDQC
08/16/2021 10:03:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210816-0110124

QUITCLAIM DEED

THIS DEED made and entered into on this 6th day of August, 20 21, by and between **Ali Teymouri, a married man joined in execution by his spouse Zeinab Haratipour**, a mailing address of 500 Ceret Alley, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Ali Teymouri and Zeinab Haratipour, husband and wife, as joint tenants with the right of survivorship**, a mailing address of 500 Ceret Alley, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 1 of Record in Plat at Instrument No. 20190701- 0063770, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles Henry White, individually and Charles Henry White, Trustee of the Trust of David Aaron White established under the Last Will and Testament of Charles M. White, deceased of Record in Instrument Number 20170127-0009284, Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on January 27, 2017.

Property Address: 500 Ceret Alley, Nashville, TN 37211

This Conveyance Is Subject To The Following:

1. 2020 Davidson County Taxes Which Have Been Prorated By The Parties And Assumed By The Grantee.

2. Subject To All Matters Shown On The Plan Of Record As Instrument Number 20190701-0063770, Register's Office Of Davidson County, Tennessee.

3. Terms, Provisions, Covenants, Conditions, Restrictions, Easements, Charges, Assessments And Liens Provided In The Covenants, Conditions And Restrictions Of Record In Instrument Number 20190612-

0056569, First Supplement Instrument No. 202002190018632., Register's Office For Davidson County, Tennessee, But Omitting Any Covenant, Condition Or Restriction, If Any, Based On Race, Color, Religion, Sex, Handicap, Familial Status Or National Origin Unless And Only To The Extent That The Covenant, Condition Or Restriction (A) Is Exempt Under Title 42 Of The United States Code, Or (B) Relates To Handicap But Does Not Discriminate Against Handicapped Persons

4. Charter For The Meadows At Christiansted Valley Hoa Of Record In Instrument Number 20190605-0053956, In The Register's Office For Davidson County, Tennessee.

5. Easement For Sanitary Sewers And/Or Storm Drainage Of Record In Book 11718, Page 91, In The Register's Office For Davidson County, Tennessee.

6. Declaration Of Restrictions And Covenants For Stormwater Facilities And Systems Of Record In Instrument Number 20170612-0058592, In The Register's Office For Davidson County, Tennessee.

7. Subject To Any And All Zoning Regulations, Building Restrictions, Setback Lines, If Any, And Easements And Rights Of Way For Public Utilities Applicable To This Property.

Being the same property conveyed to Ali Teymouri, a married man from Regent Homes LLC, a Tennessee limited liability company, by Deed dated July 09, 2020, and recorded on July 13, 2020, as Instrument No. 20200713-0075982 in the Official Records of Davidson County, TN.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

A. Jey
Ali Teymouri

Zeinab Haratipour

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Ali Teymouri and Zeinab Haratipour, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 6th day of August, 2021.

Kamara Beal
Notary Public
My Commission expires: 4/19/2025

KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

A. Jay
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 4th day of August, 2021.

Kamara Beal
Notary Public
My Commission Expires: 4/19/2025

KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Ali Teymouri and Zeinab Haratipour
500 Ceret Alley
Nashville, TN 37211

Name and address of property owner:

Ali Teymouri and Zeinab Haratipour
500 Ceret Alley
Nashville, TN 37211

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF FINAL PLAT OF THE MEADOWS AT CHRISTIANSTED VALLEY, PHASE 1 OF RECORD IN PLAT AT INSTRUMENT NO. 20190701- 0063770, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM CHARLES HENRY WHITE, INDIVIDUALLY AND CHARLES HENRY WHITE, TRUSTEE OF THE TRUST OF DAVID AARON WHITE ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF CHARLES M. WHITE, DECEASED OF RECORD IN INSTRUMENT NUMBER 20170127-0009284, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 27, 2017 AND RECORDED ON JANUARY 27, 2017.

SUBJECT TO THE FOLLOWING:

I. 2020 DAVIDSON COUNTY TAXES WHICH HAVE BEEN PRORATED BY THE PARTIES AND ASSUMED BY THE GRANTEE.

2. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD AS INSTRUMENT NUMBER 20190701-0063770, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20190612-0056569, FIRST SUPPLEMENT INSTRUMENT NO. 202002190018632., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS

4. CHARTER FOR THE MEADOWS AT CHRISTIANSTED VALLEY HOA OF RECORD IN INSTRUMENT NUMBER 20190605-0053956, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 11718, PAGE 91, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES

AND SYSTEMS OF RECORD IN INSTRUMENT NUMBER 20170612-0058592, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7. SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALI TEYMOURI, A MARRIED MAN FROM REGENT HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED DATED DATE JULY 09, 2020, AND RECORDED ON JULY 13, 2020, AS 20200713-0075982.

Certificate of Authenticity

I, Caitlin Rich, 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 **08/06/2021**.

Date

Affiant Signature

08/06/2021

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this **06** day of **august**, 2021.

Notary's Signature

My Commission Expires: 03/30/2024

Date

Notary's Seal (if on paper)

Sarah Murphy
NOTARY
PUBLIC
STATE OF RHODE ISLAND