QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF August, 20 21.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

B-AU-21-505

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Soheil Najjaran	New owner	
(NAME)	(NAME)	**172-08-0B-081.00-CO**
505 Champions Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALIREZA NAJJARAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOHEIL NAJJARAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Final Plat of Phase Two, Bridle Downs (formerly Forest Acress Section Three, Phase One) of record in Plat Book 7900, Page 241, 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 Soheil Najjaran and Alireza Najjaran, tenants in common with right of survivorship by Warranty deed from Justin Michael Schwartz and Alyssa Sue Schwartz, husband and wife of record in Instrument No. 20190521-48024 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 21, 2019. Said property is not and has never been the primary marital residence for the within named Grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **505 Champions Ct, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 706196 **DEEDQC**
08/27/2021 11:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210827-0116025

Witness my/our hand(s) this the 16 day of Aug., 2021

Alireza Najjaran

STATE OF California

COUNTY OF Fresno

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALIREZA NAJJARAN, the within named bargainor, 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 official seal, this the 16 day of Aug., 2021.

Notary Public
My Commission Expires: Mar 17, 2023
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

SUSAN M. MILLER
Notary Public - California
Fresno County
Commission # 2281460
My Comm. Expires Mar 17, 2023