Karen Johnson Davidson County
Batch# 715544 DEEDQC
09/14/2021 01:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210914-0123226

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

EXECUTOR'S QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. This transfer is exempt from real estate transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

MARJAN VAFAIE, Affiant

Subscribed and sworn to before me,
this 10th day of September, 2021.

Notary Public
My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Marjan Vafaie 2706 Sunset Place Nashville, TN 37212	Marjan Vafaie 2706 Sunset Place Nashville, TN 37212	104-15-0-093

KNOW ALL MEN BY THESE PRESENTS that **Mahasti Vafaie, as Executrix of the Estate of Simintaj Soroushazari, deceased** (the "Decedent"), who died on April 15, 2020, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the estate of the Decedent pursuant to the Decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee (Case No. 20P-1501 in the Seventh Circuit Court, Probate Division), hereby quitclaims and conveys unto **Marjan Vafaie**, (the "Grantee"), her successors and assigns, all of the right, title,

and interest of the Decedent and the Decedent's estate in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Being the westerly 50 feet of Lot No. 40 in the Sunset Park Plan, as of record in Book 332, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said part of said Lot No. 40 fronts 50 feet on the northerly side of SunSet Place and runs back between parallel lines 160.5 feet to a line in the rear.
>
> Being the same property conveyed to Barry Lichter and wife, Simintaj Soroushazari by Warranty Deed from Robert C. Briggs and wife, Judy A. Briggs, dated June 30, 2006, of record as Instrument Number 20060703-0078907, Register's Office of Davidson County, Tennessee. Simintaj Soroushazari obtained fee simple title to the subject property by surviving her spouse, Barry Lichter, who died on February 2, 2014, Affidavit of Heirship of record as Instrument Number 20150928-0098172, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters or record, including all items set out on any applicable plat of record.
>
> This is improved property known as 2706 Sunset Place, Nashville, Tennessee 37212.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Decedent.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this the 3rd day of September, 2021.

MAHASTI VAFAIE, Executrix of the ESTATE OF SIMINTAJ SOROUSHAZARI

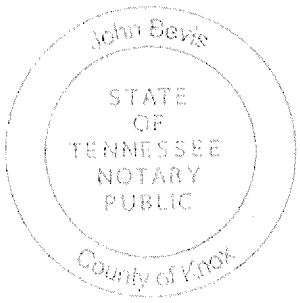
STATE OF TN)
)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAHASTI VAFAIE, Executrix of the ESTATE OF SIMINTAJ SOROUSHAZARI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and while under oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 3 day of September, 2021.

Notary Public

My Commission Expires: 3/24



CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 September 10, 2021

9-10-2021
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of September, 2021.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

