Karen Johnson Davidson County
Batch# 715547 DEEDQC
09/14/2021 01:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210914-0123230

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.

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

Notary Public
My Commission Expires: _____

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	082 09 0P 302.00

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:

> Land in Davidson County, Tennessee, commonly known as Unit 302, Summer Street Lofts, Nashville, Tennessee and more particularly described as 1201 5th Avenue, Unit 302 on the Master Deed establishing a Horizontal Property Regime of Summer Street Lofts, recorded as Instrument Number 20060210-001660, Register's Office for Davidson County, Tennessee, as amended by that certain First Amendment to Master Deed recorded as Instrument Number 20060919-0116175, said Register's Office as further amended by that certain Second Amendment to Master Deed recorded as Instrument Number 20061215-0154790, said Register's Office (as amended from tome to tome, the "Master Deed"), together with all fixtures, limited common elements appurtenant thereto, including without limitation Parking Space 302 and together with that Limited Common Element shown as Terrace Limited Common Area for Unit 302 as shown on the improvements, buildings and structures located thereon (collectively, the "Property").
>
> Being the same property conveyed to Simin Soroushazari by Special Warranty Deed from Germantown Partners, LLC, dated December 18, 2006, of record as Instrument Number 20061218-0155907, Register's Office of Davidson County, Tennessee.
>
> This conveyance is expressly made subject to the following matters:
>
> 1. Stormwater Detention easement of record in Instrument 20051114-0137101, Register's Office for Davidson County, Tennessee;
> 2. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 20051114-0137103, Register's Office for Davidson County, Tennessee;
> 3. Summer Street Lofts Master Deed of record in Instrument 20060210-0016660, as amended by that certain First Amendment to Master Deed of record in Instrument 20060919-0116175, as further amended by that certain Second Amendment to Master Deed of record in Instrument 20061215-0154790, all in the Register's Office for Davidson County, Tennessee;
> 4. Summer Street Lofts Association, Inc. Charter of record in Instrument 20060307-0026605, Register's Office for Davidson County, Tennessee;
> 5. All matters as shown on the plan of record in Instrument 20040224-002083 l, Register's Office for Davidson County, Tennessee;
> 6. Liens for any unpaid and/or special assessments; and
> 7. Rights of others in and to the common elements.
>
> This is improved property known as Suite 102, 1201 5th Avenue, North, Nashville, Tennessee.

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

John Bevis
STATE OF TENNESSEE NOTARY PUBLIC
County of Knox

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.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

