Karen Johnson Davidson County
Batch# 721100 DEEDQC
09/22/2021 08:15:30 AM 2 pgs
Fees: $13.00 Taxes: $539.28
20210922-0126982

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Five Thousand, Seven hundred and fifty Dollars and no/100 ($145,750.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Djabir Hamed Bey, a single man** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Hamid Zahrir,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot 307 on the Plan of Joywood Heights, Section 2, of record in Book 1130, Page 92 and 93, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 307 fronts 60 feet on the easterly side of Woodyhill Drive and extends back 193.9 feet on the northerly line and 194 feet on the southerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to grantor by warranty deed dated August 27, 2019 of record at Instrument No. 20190827-0086220 in the Register's Office of Davidson County, TN.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 17 day of **September, 2021.**

Djabir Hamed Bey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Djabir Hamed Bey**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of **September, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 145,750.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 17 day of **September, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **2605 Woodyhill Dr.**
Nashville, TN 37207

TAX PARCEL NO.: 07104004800

PROPERTY OWNER: **Hamid Zahrir**

OWNER'S ADDRESS: 9741 Concord Pass, Brentwood, TN 37027
MAIL TAX BILLS TO: 9741 Concord Pass, Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 9/17/21.

Holly A. Mason
Affiant Signature

9/17/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of September, 2021.

Jacqueline G Brown
Notary's Signature
(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 9-8-22