Karen Johnson Davidson County
Batch# 722893 DEEDQC
09/23/2021 12:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210923-0128064

Commitment Number: 28144054
Seller's Loan Number: 400587084

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Aram Torabian and Shanaz Hussain, 5254 Catspaw Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
183 05 0A 157.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Aram Torabian, a married man, whose mailing address is **5254 Catspaw Dr., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Aram Torabian and Shanaz Hussain**, husband and wife, as joint tenants, hereinafter grantee, whose tax mailing address is **5254 Catspaw Dr., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 5254 Catspaw Dr., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20130911-0095757 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 183 05 0A 157.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 2.16, 2021:

Aram Torabian

Aram Torabian

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 2.16, 2021 by **Aram Torabian** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires:
6/19/2021

State of TN
County of Davidson

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

Subscribed and sworn to before me
This 16 day of February, 20 21.

Aram Torabian
Affiant

Aram Torabian
Print Name

(Seal)

Notary Public

My commission expires:
2.19.21

Tonya Greer
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Order No.: 28144054

LEGAL DESCRIPTION

EXHIBIT "A"

A Certain Tract Or Parcel Of Land In Davidson County, State Of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Revision One, Phase Two, Section Five, October Woods of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 439, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Aram Torabian from Stefani M. Samples, by virtue of a deed dated 9/11/2013, recorded 9/11/2013, as instrument no. 20130911-0095757 county of Davidson, state of Tennessee.

Assessor's Parcel No: 183 05 0A 157.00

Tennessee Certification of Electronic Document

I, Luke Bingham, 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 2/16/2021 (date of document).

Luke Bingham
Affiant Signature

9/21/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries