Karen Johnson Davidson County
Batch# 766653 DEEDQC
12/03/2021 10:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211203-0160476

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF DECEMBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6969C MOHAMMADI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mohammad Y. Mohammadi	Same as New Owner	15005011500
2869 Creekview Drive	328 Spicewood Lane	
Nashville, TN 37217	Nashville Tennessee 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NISAR A. MOHAMMADI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MOHAMMAD Y. MOHAMMADI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2869 Creekview Drive, Nashville, TN 37217

Witness my hand hand on this 1st day of December, 2021

Nisar A. Mohammadi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Nisar A. Mohammadi the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Nisar A. Mohammadi executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of December , 2021

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

14-6969C MOHAMMADI

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 658, SECTION 16, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 4175, Page 157, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Nisar A. Mohammadi as recorded on the 2nd day of July, 2014 in Instrument No. 20140702-0057994, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 16, EDGE-O-LAKE ESTATES, as recorded in Plat Book 4175, Page(s) 157, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4468, Page 565 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

I Lisa Allard, 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 December 01, 2021.

Lisa Allard, Affiant December 01, 2021

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this December 01, 2021.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024