Karen Johnson Davidson County
Batch# 769356 DEEDQC
12/07/2021 01:19:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211207-0162181

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 3RD DAY OF Dec, 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 # 14-6708P MOHAMMADI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mohammad Y. Mohammadi	Same	16208002600
53 Benzing Road	328 Spicewood Lane	
Antioch, TN 37013	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 AND WIFE WRISHMINA 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 53 Benzing Road, Antioch, TN 37013

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

Nisar A, Mohammadi

Wrishmina 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 and Wrishmina 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 and Wrishmina Mohammadi executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3RD 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

14-6708P MOHAMMADI

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 43 on the plan of ANTIOCH PARK, SECTION 1,of record in Plat Book 3600, Page 96, 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 to Nisar A. Mohammadi and wife Wrishmina Mohammadi by Quitclaim Deed from Nisar A. Mohammadi, recorded on the 30th day of August, 2010 in Instrument No. 20100830-0068395, in the Register's Office of 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 ANTIOCH PARK, SECTION 1, as recorded in Plat Book 3600, Page(s) 96, 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 Restrictions recorded in Book 3861, Page 744 , 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 3, 2021.

Lisa Allard, Affiant December 3, 2021

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

State of Tennessee County of Williamson
Sworn to and subscribed before me this December 3, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024