Name and Address of New Owner:
Maryam Akbari
Shekoufeh Safari
446 Old Towne Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 801523 DEEDQC
02/07/2022 03:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220207-0014082

Send Tax Bills To:
Freedom Mortgage Corporation,
And/or the Secretary of VA. ISAOA/ATIMA
907 Pleasant Valley Avenue
Mount Laurel, NJ 08054

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 160-16-0C-004.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maryam Akbari**, an unmarried woman, "the Grantor," convey and quitclaim unto **Maryam Akbari and Shekoufeh Safari, both unmarried women**, "the Grantees," as joint tenants with right of survivorship, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of The Terraces at Brentwood Chase (A Revision of "Old Town at Brentwood Chase") R20 Residential P.U.D. of record in Plat at Instrument No. 20001103-0109137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Maryam Akbari, unmarried by Warranty Deed dated October 14, 2020 from Kamran Malek, Trustee of the Kamran Malek Management Trust and recorded in Instrument No. 20201016-0120571 in the Register's Office for Davidson County, Tennessee.
>
> This improved property known as: **446 Old Towne Drive, Brentwood, Tennessee 37027.**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

True Copy Certification

I, John A Bell Sr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Debra L Shepard a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

TANIA LOWTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27 day of January, 2022.

Mary Akbari (SEAL)
Maryam Akbari

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 27 day of January, 2022.

Ashley Nalls
Notary Public
My commission expires: 5/20/24

Ashley Nalls STATE OF TENNESSEE NOTARY PUBLIC Summer County

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
____ day of January, 2022.

Notary Public
My commission expires: _____

SHERRI SPEAKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXPIRES JULY 17, 2023

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 January 27-22 (date of document).

Affiant Signature

January 27-22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

202202070014082