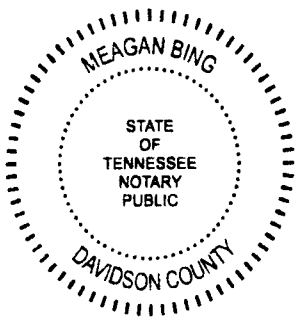


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **TEN DOLLARS**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF **March, 2022**.

Notary Public

MY COMMISSION EXPIRES: March 6th, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cleveland D. Bain, Esq. , BAIN LAW, PLC, 1222 16th Ave. S , Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS REQUESTED NOR PERFORMED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASHRAF REZAEI AND MARYAM SOHEILINIA	**SAME**	**161 16 0A 019.00**
(NAME) **137 SHA .. OW GLEN DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TYLER THOMAS PROW, MARRIED, AND AZAR SOHEILINIA PROW, WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHRAF REZAEI AND MARYAM SOHEILINIA** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to the grantors in a prior Deed recorded under DOCUMENT NUMBER 20070503-0052773, recorded on 05/03/2007 in Davidson County, TENNESSEE.

Being the same property conveyed by AZAR SOHEILINIA PROW, F/K/A AZAR SOHEILINIA, JOINED IN EXECUTION BY HER SPOUSE, TYLER PROW, by Quit Claim Deed, Instrument Number 20150424-0036659 of record in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 827343 **DEEDQC**
03/23/2022 02:36:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00



20220323-0033551

No title search was performed on the subject property by the preparer.

Unimproved ( )
This is improved(X) property, known as 137 Shadow Glen Drive Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

THIS DESCRIPTION is the same as that contained in the previous instrument of record.

IN WITNESS WHEROF, our hand(s) this 17th day of March, 2022.

TYLER THOMAS PROW

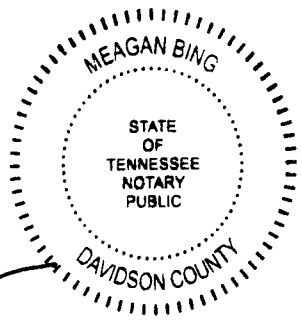
AZAR SOHEILINIA PROW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 17th day of March, 2022.

My commission expires: March 6th, 2024



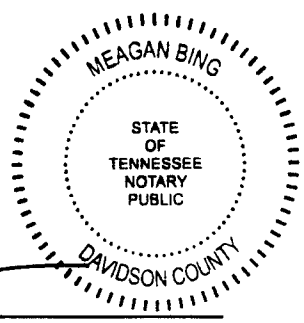
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 17th day of March, 2022.

My commission expires: March 6th, 2024



Notary Public

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACTS OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 19 ON THE PLAN OF TOWNHOMES OF SHADOW GLEN AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040315-0029248; INSTRUMENT NO. 20040317-0030572; INSTRUMENT NO. 20040713-0083179; INSTRUMENT NO. 20040720-0086706; INSTRUMENT NO. 20040720-0086707; INSTRUMENT NO. 20041021-0126776; INSTRUMENT NO. 20041025-0128065; INSTRUMENT NO. 20050118-0005927; INSTRUMENT NO. 20050317-0029206, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BRIAN N. ROLAND, AN UNMARRIED MAN, BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED NOVEMBER 24, 2004, OF RECORD IN INSTRUMENT NO, 20041210-014311, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AZAR SOHEILINIA BY DEED FROM BRIAN N. ROLAND, AN UNMARRIED MAN RECORDED 05/03/2007 IN DEED INSTRUMENT NO. 20070503-0052773, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID: 161 16 0A 019.00

PROPERTY COMMONLY KNOWN AS: 137 SHADOW GLEN DRIVE, NASHVILLE, TN 37211