ORIGINAL

THIS INSTRUMENT PREPARED BY:

William F. Long, Jr., Atty.
5214 Maryland Way, Suite 402
Brentwood, TN 37027
(615) 376-2634

Karen Johnson Davidson County
Batch# 835550 DEEDQC
04/06/2022 11:15:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220406-0039782

State of Tennessee)
County of _____)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.-
HOSSEIN, Affiant
Subscribed and sworn before me this the
6 Day of April, 2022.
Branch Weir, Deputy Register

Name and Address of Property Owner:	Send Tax Bills To:	Map/Parcel Number:
Hossein Mohammadabadi and wife Forogh Mehrabkhani 3320 Wellenstein Way Antioch, TN 37013	Same	149150A41100CO

Quitclaim Deed

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fariborz Ferdowsi and wife, Lela A. Ferdowsi have bargained and sold, and by these presents remises, releases and QUITCLAIMS unto Hossein Mohammadabadi and wife Forogh Mehrabkhani and assigns, all of their right, title and interest in and to the real property located in Davidson County, Tennessee, and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Cambridge Forest, Phase Ten, 2-15 Residential PUD of record in Instrument No. 20070103-0001061 recorded January 3, 2007, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fariborz Ferdowsi and wife, Lela A. Ferdowsi, by Warranty Deed dated July 17, 2019 from James A Bell, unmarried, of record in Instrument 20190718-0070341, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

This is improved property known as 3320 Wellenstein Way, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, except for (1) 2021 Davidson County Taxes are a lien but not yet due and payable, and which will be paid by the Grantees in full when due; (2) Plat of record in Book 6900, page 561; Plat at Book 6900, page 562; and Plat at Instrument No. 20070103-0001061; (3) Covenants, Conditions and Restrictions, of record in Instrument No. 20020221-0022797; as amended of record in Instrument No. 20061025-0132073; as amended of record in Instrument No. 20061208-0152145; as amended of record in Instrument No. 20070409-0041417; as amended of record in Instrument No. 20100224- 0014180; (4) By-Laws of record in Instrument 20020221-0022798; (5) Right of Way Easement of record in Book 1147, Page 148; (6) Easement of record in Book 1207, Page 529; (7) Deed of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6881, Page 320; (8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 7453, Page 445; (9) Stormwater Detention Agreement Easement of record in Book 7632, Page 962; (10) Sanitary Sewer and/or Storm Drainage of record in Book 8795, Page 158; (11) Charter of record in Book 10343, Page 769; and (12) that certain Commercial Deed of Trust, dated on or about August 6, 2020, securing that certain Commercial Promissory Note of same date in the amount of $180,000.00 payable to First Commerce Bank as Lender; all in the said Register's Office.

Witness our hands this _____ day of _____, 20_____.

F Ferdowsi

Fariborz Ferdowsi

Lela Ferdowsi

Lela A. Ferdowsi

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Fariborz Ferdowsi and Lela A. Ferdowsi, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at office this 5th day of April, 2022.

SOHAIL SHAUKAT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: Aug 17 2023