This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Karen Johnson Davidson County
Batch# 847003 DEEDQC
04/28/2022 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220428-0048957

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 20 day of April, 2022.

Notary Public
My Commission Expires: 3/3/2025

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner	Send Tax Bills To:	Map-Parcel Number(s)
Shane Quality Construction, LLC 5905 Woodlands Ave. Nashville, TN 37211	Same as New Owner	149-15-0-A-431.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Mohammad Hajjafar, married** ("Grantor") does hereby quitclaim and convey unto **Shane Quality Construction, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 145 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mohammad Hajjafar by Warranty Deed from Melad D. Sawiers and wife, Kathy Sawiers, of record in Instrument No. 20210621-0083593 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 21, 2021.

Further, being the same property conveyed to Melad D. Sawiers and wife Kathy Sawiers, by Warranty Deed from RL REGITN GVC, LLC, of record in Instrument No. 20150417-0034429, Register's Office for Davidson County, Tennessee, dated April 15, 2015, and recorded on April 17, 2015.

This is improved property being also known as **1753 Bridgecrest Drive, Antioch, TN 37013.**

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of April, 2022.

GRANTOR:

Mohammad Hajjafar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mohammad Hajjafar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he so executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20 day of April, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/20/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 04/20/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 **day of** April, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM