Karen Johnson Davidson County
Batch# 848302 DEEDQC
04/29/2022 01:01:01 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220429-0050118

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.
[illegible], Affiant
Subscribed and sworn before me this the
29 Day of April, 2022
[illegible], Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Tahereh Hassani Najafabadi
AND WHEN RECORDED MAIL TO: Send Tax Bills To!
Mozhgan Karshenas Najafabadi, Grantee(s)
609 Sunnybrook Dr
Brentwood, TN 37027
Consideration: $ No consideration
Property Transfer Tax: $ 2,065.68
Assessor's Parcel No.: 133110100 09
PREPARED BY: Behrad Hamidi certifies herein that he or she has prepared this Deed.

B Hamidi
Signature of Preparer

4/25/2022
Date of Preparation

Behrad Hamidi
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 4/28/2022 in the County of Davidson, State of Tennessee
by Grantor(s), Tahereh Hassani Najafabadi,
whose post office address is 313 Cathy Jo Dr Nashville, TN 37211,
to Grantee(s), Mozhgan Karshenas Najafabadi,
whose post office address is 609 Sunnybrook Dr Brentwood, TN 37027,

WITNESSETH, that the said Grantor(s), Tahereh Hassani Najafabadi,
for good consideration and for the sum of Zero Dollars And Zero cents
($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor	Signature of Second Grantor (if applicable)
TAHEREH-HAGHANI-NAJAFABADI	
Print Name of Grantor	Print Name of Second Grantor (if applicable)
B Bonish	
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
Behrad Hamidi	
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)

GRANTEE(S):

M.K. Najafabadi	
Signature of Grantee	Signature of Second Grantee (if applicable)
Mozhgan Kashenas Najafabadi	
Print Name of Grantee	Print Name of Second Grantee (if applicable)
B Bonish	
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
Behrad Hamidi	
Print Name of First Witness to Grantee(s)	Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On April 26, 2022, before me, Cheryl D Anderson, a notary public in and for said state, personally appeared, Tahereh Hassani Najafabadi; Mozhgan Karshenas Najaf Abadi

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Cheryl D Anderson

Signature of Notary

CHERYL D. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
DAVIDSON COUNTY

Affiant Known _____ Produced ID ✓

Type of ID TN I.D. only

Expired 7-7-2025

Exhibit A

Box 13

BILL GARRETT, Davidson County
Trans:T20110038810 DEEDQC
Recvd: 06/29/11 09:51 1 pgs
Fees:12.00 Taxes:0.00
20110629-0049565

FROM: Nader Karshenas

To: Tahereh Hasany

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Tahereh Hasany	Owner	133-11 100
313 Cathy Jo Dr		
Nashville Tn 37211		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211

Prepared from information furnished by the parties

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever greater, for this transaction is
$ 0.00
affiant
Subscribed and sworn to before me this the 27th day of June, 2011
La Trece McAd
Notary Public
Commission Expires:_____

I/We, Nader Karshenas, do hereby quitclaim to Tahereh Hasany, his/her Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 80 feet on the southeasterly side of Cathy Jo Drive and runs back between lines 100 feet on the southwesterly line and 147 feet on the northeasterly line to a broken rear line on which it measures 102.52 feet.

Being the same property conveyed to , Nader Karshenas by deed of record in Instrument No. 20110629-0049564, said Register's Office.

Unimproved ( )
This is improved property (X) known as

313 Cathy Jo Drive Nashville TN 37211

Witness our/my hand(s) this the 27th day of June , 2011.

Nader Karshenas

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 Nader Karshenas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2011

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

La Trece McAd
Notary Public
Commission Expires:_____