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

Karen Johnson Davidson County
Batch# 859242 DEEDQC
05/19/2022 03:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220519-0058303

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.

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 13th day of May, 2022.

Notary Public
My Commission Expires: 11-6-2024

KIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner	Send Tax Bills To:	Map-Parcel Number(s)
Manigeh Mohammadkhah, et al 1524 Puryear Place Brentwood, TN 37027	Same as New Owner	13511000400 13312006000

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, **Tayabeh Mohammadkhah, unmarried, Manigeh Mohammadkhah, married, Taghi Mohammadkhah, unmarried, Vivian F. Khah, married, Lida Mohammadkhah, married, and Hessamedin Mohammadkhah, married** ("Grantor") do hereby quitclaim and convey unto **Manigeh Mohammadkhah, married, Taghi Mohammadkhah, unmarried, Vivian F. Khah, married, Lida Mohammadkhah, married, and Hessamedin Mohammadkhah Hajiagha, married, all tenants in common** ("Grantee"), their heirs and assigns, all of the Grantor's right, title, and interest in and to certain tracts or parcels of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

TRACT 1:
Being Lot No. 4 on the Plan of Revised Tract 17, Nashboro Village, of record on Book 5200, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 62.51 feet on the Northerly margin of Longhunter Court and extends back 112.61 feet on the Southwesterly line and 109.57 feet on the Northeasterly line to a dead line in the rear, measuring 35.67 feet thereon.

Being the same property conveyed to Hossein Mohammad Khah Hajiagha by Cash Deed from Secretary of Housing and Urban Development, of Washington D.C., of record in Inst. No. 20031017-0154393, Register's Office for Davidson County, Tennessee. Hossein Mohammad Khah Hajiagha and Hossein Mohammadkhah being one and the same person. Hossein Mohammadkhah having since passed on December 16, 2016. Therefore, his property passing to his heirs at law as evidenced in Affidavits of Heirship of record in Inst. Nos. 20220422-0046918, 20220422-0046919, and 20220422-0046920.

This is improved property being also known as **117 Longhunter Court, Nashville, TN 37217.**

TRACT 2:
Being Lot No. 75 on the Plan of Windsor Park, as shown on plat of record in Plat Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Hossein H. Mohammadkhah by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Inst. No. 20130206-0012319, Register's Office for Davidson County, Tennessee. Hossein H. Mohammadkhah and Hossein Mohammadkhah being one and the same person. Hossein Mohammadkhah having since passed on D**ecember 16, 2016. Therefore,** his property passing to his heirs at law as evidenced in Affi**davits of Heirship of record** in Inst. Nos. 20220422-0046918, 20220422-0046919, and 2**0220422-0046920.**

This is improved property **being also known as 411 Tampa Drive, Nashville, TN 37211.**

THIS PROPERTY IS N**OT AND WAS NEVER** A PRIMARY RESIDENCE OF EITHER OF THE GR**ANTORS AND AS SUCH** IS NOT SUBJECT TO ANY HOMESTEAD, DOWE**R, 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, Grantors has executed this instrument on dates given below.

GRANTOR:

Tayabeh Mohammadkhah

Manigeh Mohammadkhah

Taghi Mohammadkhah

Vivian F. Khah

Hessamedin Mohammadkhah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 11th day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 4th day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Taghi Mohammadkhah, the within named bargainor(s), 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** 2nd day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 4th day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hessamedin Mohammadkhah**, the within named bargainor(s), 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 5th day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Grantor:

Lida Mohammadkhah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lida Mohammadkhah**, the within named bargainor(s), 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 2nd day of May, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 May 13, 2022.

Storey Carver
Affiant Signature

5/13/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of May 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

