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

Karen Johnson Davidson County
Batch# 859245 DEEDQC
05/19/2022 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220519-0058306

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

JIM 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	13613012300 181010A14100CO 13308005500 13308020500

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** ("Grantor") does hereby quitclaim and convey unto **Manigeh Mohammadkhah, married, Taghi Mohammadkhah, unmarried, Vivian 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. 32 on the Plan of Edge-O-Lake, Section 20-A, of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Hossein Mohammadkhah and wife, Tayabeh Mohammadkhah by Warranty Deed from Lisbeth Wendt, unmarried, of record in Book 11550, page 930, Register's Office for Davidson County, Tennessee. Hossein Mohammadkhah having since passed on December 16, 2016. Therefore, Tayabeh Mohammadkhah being **the surviving tenant by the** entirety.

This is improved property **being also known as 2772 Watersview Drive, Nashville, TN 37217.**

TRACT 2:
Being Lot No. 195 on the **Plan of Sugar Valley, Section** 4, a Planned Unit Development, of record in Instrument **No. 20000523-0051444, Register's** Office for Davidson County, Tennessee, to which reference **is hereby made for a** more complete description.

Being the same property conveyed to Hossein Mohammadkhah and wife, Tayabeh Mohammadkhah by Warranty Deed from Edward Scott Hudson, and wife Kelley Ann Hudson, of record in Instrument No. 20130219-0016273, Register's Office for Davidson

County, Tennessee. Hossein Mohammadkhah having since passed on December 16, 2016. Therefore, Tayabeh Mohammadkhah being the surviving tenant by the entirety.

This is improved property being also known as **6736 Sugar Hill Drive, Nashville, TN 37211.**

TRACT 3:
Being Lot No. 21A of the Zone Lot Division of Lots Nos. 19, 20, and 21 of Greenwood Hills Addition, Section Two of record in Plat Book 6250, page 143, amending Plat Book 6250, page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tayabeh Mohammadkhah by Warranty Deed from Mohammad Goshayeshi and wife, Farieba Miragha, of record in Book 9007, page 441, dated June 30, 1993 and re-recorded in Book 9024, page 52, Register's Office for Davidson County, Tennessee.

This is improved property being also known as **225 Brevard Court, Nashville, TN 37211.**

TRACT 4:
Being Lot Number 21B of Zone Lot Division of Lot Nos. 19, 20, and 21 of Greenwood Hills Addition, Section Two, of record in Plat Book 6250, page 143, amending Plat Book 6250, page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tayabeh Mohammadkhah by Warranty Deed from Mohammad Goshayeshi and wife, Farieba Goshayeshi, of record in Book 9007, page 460, dated June 30, 1993, and recorded July 7, 1993, Register's Office for Davidson County, Tennessee.

This is improved property being also known as **227 Brevard Court, Nashville, TN 37211.**

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 11th day of May, 2022.

GRANTOR:

Tayabeh 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

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

