QUITCLAIM DEED

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 25th DAY OF May, 20 22

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

LB-QCD-22-401

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anil Zia	**New Owner**	
(NAME) **2740 Call Hill Road,**	(NAME) **2740 Call Hill Road**	133-12-0-125.00
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEENA ZIA AND WALIULHAQ NAZARI, Husband,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANIL ZIA, Single** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Section One, Greenwood Hills, of record in Book 3106, page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deena Zia and Waliulhaq Nazari dated August 1, 2013 and recorded August 2, 2013 of record in instrument number 20130802-0080701, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **401 Dawn Drive, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 865673 **DEEDQC**
06/01/2022 01:32:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220601-0063308

Witness my/our hand(s) this the 16 day of May, 2022

Deena Zia

Waliulhaq Nazari

Please see attached
California Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEENA ZIA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALIULHAQ NAZARI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires:
(SEAL)

Prepared by/

RETURN TO:

Rudy Title & Escrow

608 Shelby Ave

Nashville, TN 37206

This certificate is attached to a Two *page document dealing with/entitled* Quitclaim Deed *and dated* 05/16/2022

MAP/Parcel Number(s) 133-12-0-125.00

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On May 16th, 2022 before me,

Winkie Y. Zhang, a notary public *(here insert name and title of the officer)*,

personally appeared Wali Nazari and Deena Nazari, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WINKIE Y. ZHANG
COMM.# 2281384
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires Mar. 17, 2023

MM12

Signature _____ (Seal)

Rev. 2017