RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-7784-2022

Karen Johnson Davidson County
Batch# 880299 DEEDQC
06/28/2022 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220628-0074768

QUITCLAIM DEED OF CORRECTION

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 06-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of May, 2022

Jennifer L Pennell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan A. Moghadom 2225 Silverton Drive, Lot #20 Nashville, TN 37207	Same as Address of New Owner	69-12-0-084.00 & 025.00

This Quitclaim Deed of Correction is being executed to correct that Quitclaim Deed dated August 25, 2021 between Hassan Alie Moghadom, Grantor and Hassan Alie Moghadom and Shahla Ghadrdan, husband and wife, Grantees, of record as Instrument No. 20210825-0114990, wherein the legal description for Tract No. 1 was incomplete. This Quitclaim Deed of Correction is being recorded to properly set forth the legal description for Tract No. 1.

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Hassan Alie. Moghadom,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Hassan Alie Moghadom and Shahla Ghadrdan, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract No. 1: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, Surveyor, dated April 13, 1965 as follows:

Beginning at an iron pin in the Northeasterly margin of Clarksville Highway (State Highway 112) in the Northwest corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 4308, page 790, said Register's Office; thence with the margin of same highway North 26 degrees West 130 feet to an iron pin; thence leaving said highway North 86 degrees 45 minutes East 195 feet to the Northwest corner of the property conveyed to John W. Berry, Jr., and wife, by deed of record in Book 3890, Page 139, said Register's Office; thence with his westerly line, south 12 degrees east 74 feet to an iron pin, northeast corner of the property conveyed to John W. Berry, Jr. and wife, by deed of record in Book 4308, page 790,

said Register's Office; thence with his northerly line, south 70 degrees west 165 feet to the point of beginning containing 0.41 acres, more or less.

Tract No. 2: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, Surveyor, dated April 13, 1965 as follows:

Beginning on the Easterly margin of Clarksville Highway (State Highway No. 112) at the Northwesterly corner of an 0.44 acre tract of land conveyed to John W. Berry, Jr., and wife, of record in Book 3890, page 139, Register's Office for the said County; thence along the Northerly line of said 0.44 acre tract, North 74 degrees East 138 feet to a corner of said tract; thence along said 0.44 acre tract, North 12 degrees West 121 feet to a point; thence South 70 degrees West 165 feet to the Easterly margin of said Highway; thence along the same South 26 degrees East 111 feet to the point of beginning, containing 0.40 acres, more or less.

Being the same property conveyed to Hassan A. Moghadom from Barbara V. Mogadom by Quitclaim Deed of Correction dated _____ and of record as Instrument No. 202206280074767 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to Hassan Alie Moghadom and Shahla Ghadrdan, wife, as tenants by the entirety from Hassan Alie Moghadom, by Quitclaim Deed dated 08/25/2021 and recorded 08/25/2021 in Instrument No. 20210825-0114990, Register's Office of said County.

Being the same property conveyed to Hassan A. Moghadom from Barbara V. Moghadom, single, by Quitclaim Deed dated 03/08/2001 and recorded 05/22/2001 in Instrument No. 20010522-0052841, Register's Office of said County.

Being the same property conveyed to Hassan Allai Moghadom from Florence Luna Moghadom, by Quitclaim Deed dated 11/13/1978 and recorded 11/13/1978 in Book 5362, page 829, Register's Office of said County.

Being the same property conveyed to Hassan A. Moghadom, Sr. and wife, Florance L. Moghadom from Earl Hutchens and wife, Norma Sue Hutchens, by Installment Deed dated 11/03/1977 and recorded 11/04/1977 in Book 5218, page 794, Register's Office of said County.

WITNESS MY HAND, this 27 day of May, 2022.

Grantor

Hassan

Hassan Alie Moghadom

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, a Notary Public, MARY STAR, **Hassan Alie Moghadom**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 27 day of MAY, 2022

MARY STAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 2, 2025

Mary Star

Notary Public

MARY STAR

Printed Notary Name

My commission expires: 3/2/2025

GRANTEE

Hassan

Hassan A. Moghadom

Shahla Ghadrdan

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, a Notary Public, MARY STAR, **Hassan A. Moghadom and Shahla Ghadrdan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 27 day of May, 2022.

MARY STAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 2, 2025

Mary Star
Notary Public

MARY STAR
Printed Notary Name

My commission expires: 3/2/2025

Certificate of Authenticity

I, Elissa Schmidt, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on June 15, 2022.

Affiant Signature

June 22, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022