Karen Johnson Davidson County
Batch# 885148 DEEDQC
07/06/2022 03:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220706-0078068

Commitment Number: 29964858

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
NILOURFAR BEHNAM GILLANI and **MOHAMMAD POUR MODHEJI**, 901 SHERBROOKE CV., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 180040A08700CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due

NILOUFAR BEHNAM GILLANI aka NILOUFAR B. GILLANI, married, whose mailing address is **901 SHERBROOKE CV., NASHVILLE, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **NILOUFAR BEHNAM GILLANI** and **MOHAMMAD POUR MODHEJI, a married couple**, as tenants by entirety, hereinafter grantees, whose tax mailing address is **901 SHERBROOKE CV., NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 901 SHERBROOKE CV., NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20210618-0082900 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 180040A08700CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on July 1, 2022.

aka Niloufar Gillani

Niloufar Behnam Gillani

NILOUFAR BEHNAM GILLANI
aka NILOUFAR B. GILLANI

MOHAMMAD POUR MODHEJI

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 1, 2022 by **NILOUFAR BEHNAM GILLANI aka NILOUFAR B. GILLANI** and **MOHAMMAD POUR MODHEJI** who are personally known to me or have produced TN Driver's Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 1st day of July, 2022.

Affiant

NILOUFAR B. GILLANI
Print Name

(Seal)

Notary Public

My commission expires:
5/7/2024

Leslie Isabel
Print Name

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 143 ON THE PLAN OF HIGHLAND CREEK, SECTION THREE, REVISION ONE OF RECORD IN INSTRUMENT NO. 20030716-0099524, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NILOUFAR B GILLANI FROM MAHVASH NODEH FARAHANI AND NOSHIRAVAN BEHNAM GILANI, DATED 06/15/2021, RECORDED 06/18/2021, DEED INSTRUMENT # 202106180082900, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 180040A08700CO

Tennessee Certification of Electronic Document

I, Isabelle Maron, 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 7/1/2022 (date of document).

Isabelle Maron
Affiant Signature

7/6/2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 6th day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282