Karen Johnson Davidson County
Batch# 900581 DEEDQC
08/08/2022 03:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220808-0090225

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

THERADANI SON
KENSINGTON VANGUARD
39 W. 37TH STREET, 7TH FLOOR
NEW YORK, NY 10018

**OWNER (SEND TAX BILLS TO):**

ROBERT HOSSEINI
MANDANA ZANDI
808 CLOVERFIELD COURT
BRENTWOOD, TN 37027

FOR AND IN CONSIDERATION OF THE SUM OF ZERO AND 00/100 Dollars ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT HOSSEINI, a married man, who acquired title as a single man, joined by his spouse, MANDANA ZANDI (herein, "Grantor"), whose address is 808 Cloverfield Court, Brentwood, TN 37027, hereby bargains, sells, remises, releases, quit claims and conveys to ROBERT HOSSEINI and MANDANA ZANDI, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 808 Cloverfield Court, Brentwood, TN 37027, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 808 Cloverfield Court, Brentwood, TN 37027

***This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.***

PIN NO: 171 11 0 004.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 29th day of July, 2022.

**GRANTOR:**

Robert Hosseini

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert Hosseini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2022.

[Affix Notary Seal]

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

**GRANTOR:**

Mandana Zandi

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mandana Zandi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2022.

[Affix Notary Seal]

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

**OATH OF CONSIDERATION**

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

**Grantee:**

Grantee signature: Robert Hosseini

Robert Hosseini

Subscribed and sworn to under oath before me, this 29th day of July, 2022 by Robert Hosseini.

[Affix Notary Seal]

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

**Grantee:**

Grantee signature: M. Zandi

Mandana Zandi

Subscribed and sworn to under oath before me, this 29th day of July, 2022 by Mandana Zandi.

[Affix Notary Seal]

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

**EXHIBIT A**

[Legal Description]

The following described real property located in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30, SECTION TWO, CLOVERLAND ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5190, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20130820-0087368, on August 20, 2013.

**PIN NO:** 171 11 0 004.00

**STREET ADDRESS:**

808 Cloverfield Court, Brentwood, TN 37027

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

22-072188 (AG)

Certificate of Authenticity

I, Alejandra Quintero, 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 **July 29,2022**.

Date

Affiant Signature

**July 29,2022**

Date

State of New York

County of New York

Sworn to and subscribed before me this **29** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: **April 24,2025**

Date

Notary's Seal (if on paper)

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6367557
Qualified in Suffolk County
My Commission Expires 04-24-2025