Karen Johnson Davidson County
Batch# 915930 DEEDQC
09/13/2022 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220913-0102187

QUITCLAIM DEED

FROM: KATHERINE TEDFORD SHARIATI

TO: SHAHIN SHARIATI

This instrument was prepared by:
Sadie R. Davis, Esq.
Marissa Moses Russ, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Shahin Shariati
207 Chapel Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Shahin Shariati
207 Chapel Avenue
Nashville, TN 37206

PARCEL ID NO.
083-06-0-088.00

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled SHAHIN SHARIATI V. KATHERINE TEDFORD SHARIATI, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D-1571and that there was no consideration given for the transfer.

SHAHIN SHARIATI, Grantee

Sworn to and subscribed before me, this the 23 day of August, 2022.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

NOTARY PUBLIC
My Commission Expires: 10/2/2023

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Docket No. 21D-1571, **KATHERINE TEDFORD SHARIATI** has bargained and sold, and by these presents does quitclaim unto the said **SHAHIN SHARIATI**, his heirs, successors and assigns, all of her right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Roy E. Williams Subdivision of the Hunter Tract of record in Plat Book 547, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 50 feet on the Westerly side of Chapel Avenue and back between parallel line 165 feet to an alley.

Being the same property conveyed by Warranty Deed from Sara Szymczak and William Szymczak, wife and husband, to Shahin Shariati, a married man, dated July 27, 2020, and recorded on July 29, 2020, as Instrument No. 202000729-0083319, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 207 Chapel Avenue, Nashville, TN 37206.

WITNESS my hand, this 7th day of September, 2022.

Katherine Tedford Shariati
KATHERINE TEDFORD SHARIATI, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, Lynda Booth (Notary Public), the within named KATHERINE TEDFORD SHARIATI, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that KATHERINE TEDFORD SHARIATI, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin (City), TN (State), on this the 7th day of September, 2022.

Lynda Booth
Notary Public
My Commission Expires: 10/25/25

LYNDA BOOTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
OCTOBER 25, 2025
MY COMMISSION EXPIRES

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

Certificate of Authenticity

I, Jennifa Russell, 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 8/23/2022.
Date

Jennifer Russell
Affiant Signature

9/13/2022
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 13 day of September, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.