Karen Johnson Davidson County
Batch# 918794 DEEDQC
09/19/2022 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220919-0104298

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Shapour Saberi** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Reza Moloudzad,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No: F-2, of Southern Hills Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A-2", to the Master Deed of record in Book 6594, Page 502, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20170920-0096371** in said Register's Office.

Grantor warrants that the above described property is not his primary residence and has been used for investment purposes only.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19 day of **September, 2022.**

Shapour Saberi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Shapour Saberi,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **September, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 19 day of **September, 2022.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/08/2022

PROPERTY ADDRESS:	**370 WALLACE RD Unit F-2** **Nashville, TN 37211**
TAX PARCEL NO.:	**147 03 0B 015.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Reza Moloudzad** **370 WALLACE RD Unit F-2** **Nashville, TN 37211**
MAIL TAX BILLS TO:	**Reza Moloudzad** **370 WALLACE RD Unit F-2** **Nashville, TN 37211**

Certificate of Authenticity

I, Holly A. Mason, 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 September 19, 2022.

Affiant Signature

9/19/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of September, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25