THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 017000
PARCEL: 369.00

NEW OWNER'S ADDRESS AND SEND TAX BILLS TO:
Ryan Shea Ghaffari
1670 Union Hill Rd.
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 920150 DEEDQC
09/22/2022 10:03:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220922-0105312

QUITCLAIM DEED

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration, I, Masoud Shea Ghaffari, Grantor, by these presents do hereby quitclaim and convey unto Ryan Shea Ghaffari, married, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, is further described as follows, to-wit:

Beginning at an iron pin, the original corner of Lot Nos. 1 & 2 of the Joel Matachak property, of record in Plat Book 8250, Page 24, Register's Office for Davidson County, Tennessee. Thence N 57-08-24 E, 262.64' to a new iron pin; thence S 13-24-25 E, 185.78' to a new iron pin; thence s 54-33-03 W, 255.88' to a new iron pin; thence N 16-29-26 W, 194.62' to the point of beginning.

Being the same property conveyed to Masoud Shea Ghaffari and Saadet Ghaffari, husband and wife by Warranty Deed dated 10/25/2012 from Joel Matchak and Karen Matchak, husband and wife of record in Instrument No. 20121105-0101604, Register's Office for Davidson County, Tennessee. Saadet Ghaffari now being deceased having died 5/22/2020, leaving Masoud Shea Ghaffari as the surviving tenant by the entirety.

This is ( ) improved (X) unimproved property known as: 0 Union Hill Road, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 16th day of September, 2022.

Masoud Shea Ghaffari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Masoud Shea Ghaffari, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2022.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 16th day of September, 2022.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY