Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 925026 DEEDQC
10/04/2022 11:21:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221004-0109385

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
8312 Rossi Road Brentwood, TN 37027	New Owner	181-11-0-C-290.00C0

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **BAWAN BABANZADEH**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **BAWAN BABANZADEH and OMAR ABDULKARIM DOHUKY, wife and husband**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davison County, Tennessee, to wit:

Land in Davison County, Tennessee, being Unit 277 on the plan of the Villas at Concord Place, Phase 5, (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080318-0027346, to which plan reference is hereby made for a complete description of said property.

Being the same property conveyed to Jason Dean and wife, Megan Dean by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20081203-0117183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bawan Babanzadeh and Omar A. Dohuky, husband and wife, from Jason Dean and wife, Megan Dean by Warranty Deed dated September 4, 2013 and recorded on September 25, 2013 in Instrument No. 20130925-0100676, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bawan Babanzadeh from Omar A. Dohuky, being one and the same as Omar Abdulkarim Dohuky, by Quitclaim Deed dated December 28, 2020 and recorded on May 12, 2021 as Instrument No. 20210512-0063769, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictive covenants and conditions and all other matters of record, including items set out on any application plat of record.

This is improved property known as 8312 Rossi Road, Brentwood, TN 37027. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of October, 2022.

Grantor:

Bawan Babanzadeh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **BAWAN BABANZADEH**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2022.

Notary Public

My commission expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me, this 3rd day of October, 2022.

Notary Public

My Commission Expires: 1/20/2022

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025