Karen Johnson Davidson County
Batch# 929648 DEEDQC
10/14/2022 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221014-0112839

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Oct, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WG-QCD-103-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sepehrullah Mushakhas and Zala Safi MushakhasTenants in Common with Rights of Survivorship		
(NAME) **107 Ashlawn Ct,**	(NAME) **Same**	**10-16-2012**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BIBI J SAFI, SEPEHRULLAH MUSHAKHAS, AND HAZIQA S. TELWAR,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SEPEHRULLAH MUSHAKHAS AND ZALA SAFI MUSHAKHAS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 103 of Burton Hills, Village of Ashlawn, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 696 and amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed. Reference is made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit "B" of said amended Master DEed for a more complete identification and description of said Unit.

Being the same property conveyed to Bibi J. Safi, an Unmarried Woman, Haziqa S. Telwar, an Unmarreid Woman and Sepehrullah Mushakhas, a Married Man, As Tenants in Common with Right of Survivorship from Lady Bird, Married, by Warranty Deed of Record in Instrument Number 20130621-0063806 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **103 Ashlawn Ct, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 12th day of Oct., 2022.

Bibi J Safi

Sepehrullah Mushakhas

Haziqa S. Telwar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BIBI J SAFI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEPEHRULLAH MUSHAKHAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAZIQA S. TELWAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, William E. Grones, 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 October 12th, 2022 (date of document).

Affiant Signature

Date 10/12/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2023

