Karen Johnson Davidson County
Batch# 931721 DEEDQC
10/19/2022 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221019-0114176

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, **Reza Moloudzad** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Shapour Saberi** (Grantee), all of his/her rights, title, and interests in the following described real property, to wit:

A Condomimium 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 Quit Claim of record at Instrument Number 20220919-0104298 in said Register's Office.

Grantor warrants that the above described property is not his primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18 day of **October, 2022.**

Reza Moloudzad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 18 day of **October, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 18 day of **October, 2022.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/08/2022

PROPERTY ADDRESS: **370 Wallace Rd. Apt F2**
Nashville, TN 37211

TAX PARCEL NO.: 147 03 0B 015.00

PROPERTY OWNER: **Shapour Saberi**
OWNER'S ADDRESS: **370 Wallace Rd. Apt F2**
Nashville, TN 37211

MAIL TAX BILLS TO: **Shapour Saberi**
370 Wallace Rd. Apt F2
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 October 18, 2022.

Affiant Signature

10/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of October, 2022.

Notary's Signature

(Notary Seal)



My Commission Expires: 11/08/2022