70961712

This Instrument Prepared By:
Peoples Bank of the South
P.O. Box 1221
LaFollette, TN 37766

Recording Information

Karen Johnson Davidson County
Batch# 952291 DEEDQC
12/16/2022 08:37:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221216-0130196

QUIT CLAIM DEED

THIS INDENTURE made this 8th day of **December, 2022**, between, **ARDAVAN AFRAKHTEH**, of Davidson County, Tennessee, First Party, and **ARASHK AFRAKHTEH,** of Davidson County, Tennessee, Second Party:

WITNESSETH: That the said parties of the first part for and in consideration of the sum of Ten Dollars ($10.00) to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, do hereby QUIT CLAIM all of their right, title and interest unto the said parties of the second part in the following described premises, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY AS REFERENCED AT INSTRUMENT NO. 20201125-0138351 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP 104-06-0-106.00

THIS CONVEYANCE IS SUBJECT to all restrictions, easements, set-back lines, and other conditions shown of record in the Office of the Register of Deeds for Campbell County, Tennessee.

And all the estate, title and interest of the parties of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set hands and seals the day and year first above written.

ARDAVAN AFRAKHTEH

STATE OF TENNESSEE
COUNTY OF ~~Campbell~~ Davidson

Before me, Scott Thompson, a Notary Public of the state and county aforesaid, personally appeared **Ardavan Afrakhteh** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and seal, at office, in Davidson County, Tennessee, this 8th day of Dec, 2022.

NOTARY PUBLIC

SCOTT THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CAMPBELL COUNTY

My Commission Expires: 5-27-25

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 0 .

Affiant

Sworn to and subscribed before me this
8th day of Dec., 2022

Notary Public
My Commission Expires: 5-27-25

SCOTT THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CAMPBELL COUNTY

Responsible Taxpayer:
ARASHK AFRAKHTEH
3351 Acklen Avenue
Nashville, TN 37212

EXHIBIT "A"

Land in Davidson County, Tennessee, being Parts of Lots 73 and 74 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office for said County. Said parts of said lots adjoin and front together 90 feet on the Southwesterly side of Acklen Avenue, (formerly Love Circle) and run back between lines 95 feet to a dead line, measuring 92.6 feet thereon.

Being the same property conveyed to Arashk Afrakhteh by Warranty deed from Vipul Tulsi Lakhani and Carmel Colgrove Lakhani of record in Instrument No. 20110707-0051851 Register's Office for Davidson County, Tennessee, dated June 28, 2011 and recorded on July 07, 2011. (Value of consideration shown in aforementioned deed $318,000.00.)

Being the same property conveyed to Land Development.com, Inc., a Tennessee Corporation by QuitClaim deed from Arashk Afrakhteh and Paola Selena Martinez, husband and wife of record in Instrument No. 20150211-0012632, Register's Office for Davidson County, Tennessee, dated February 05, 2015 and recorded on February 11, 2015. (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Ardavan Afrakhteh by QuitClaim deed from Land Development.com, Inc., a Tennessee Corporation of record in Instrument No. 20201125-0138351 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on November 25, 2020. (Value of consideration shown in aforementioned deed $0.00.)