Karen Johnson Davidson County
Batch# 956515 DEEDQC
12/30/2022 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221230-0133892

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Sam Yazdian Robyn Yazdian 6505 Radcliff Drive Nashville, Tennessee 37221	same	157.00 114.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Sam Yazdian (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Sam Yazdian and wife, Robyn Yazdian, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot. No. 64 on the Plan of Devonshire Manor, Section Two, of record in Plat Book 5200, page 242, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sam Yazdian by deed from Larry M. Parker and Robert S. Stockard of record in Book 8451, page 840, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 6505 Radcliff Drive, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property to Sam Yazdian and wife, Robyn Yazdian, as tenants by the entirety.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 29th day of December, 2022.

Sam Yazdian, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Sam Yazdian, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of December, 2022.

Tammy Carlisle
Notary Public

My Commission Expires: May 9, 2023

TAMMY CARLISLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(i).

Robyn Yazdian
Robyn Yazdian, Affiant

Subscribed and sworn to before me this 29th day of December, 2022.

Tammy Carlisle
Notary Public

My Commission Expires: May 9, 2023

TAMMY CARLISLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 12/29/2022 (date of document).

Carla L Lovell

Carla Lovell

12/29/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of December, 2022.

Tammy Carlisle

Notary Public

My Commission Expires: May 9, 2023

TAMMY CARLISLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023