Karen Johnson Davidson County
Batch# 962263 DEEDQC
01/18/2023 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230118-0004164

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 18th day of January, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Ali Namdar and Maria Eva Garza-Flores 229 Brevard Court, Nashville, TN 37211	**New Owner**	**133 08 0 056.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, We, **Ali Namdar and Maria Eva Garza-Flores** (hereinafter referred to as the "Grantors"), do hereby reserve a life estate unto ourselves and quitclaim and convey unto **Moises Alvarez Garza and Santos Alvarez Garza** (hereinafter referred to as the "Grantees") all of the remainder interest in the following described parcel of real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 22A, Zone Lot Division of Lot 22, on the Plan of Greenwood Hills Addition, Section II, of record in Plat Book 6250, Page 146, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ali Namdar and Maria Eva Garza-Flores, as joint tenants with right of survivorship, and not as tenants in common, by Quitclaim Deed from Ali Namdar, of record in Instrument No. 20140617-0052737, said Register's Office for Davidson County, Tennessee.

This is improved property known as 229 Brevard Court, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 18 day of January, 2023.

Grantors:

Ali Namdar

Maria Eva Garza-Flores

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 18 day of January, in the year 2023, before me the undersigned, personally appeared Ali Namdar, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 18 day of January, 2023.

Notary Public

My Commission Expires:_____

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 18 day of January,, in the year 2023, before me the undersigned, personally appeared Maria Eva Garza-Flores, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 18 day of January, 2023.

Notary Public

My Commission Expires:_____

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 01/18/2023.

AFFIANT SIGNATURE

01/18/2023
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 18th day of January, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026