Box 14
36363-4

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 963290 DEEDQC
01/23/2023 09:33:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230123-0004986

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2023.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zahra Azaram, Abdolnaser Babanzadeh & Avin Babanzadeh	**"NEW OWNER"**	**164-03-0-E-014.00co**
2705 Sparrowgap Trail		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Zahra Azaram, a married woman, and Avin Babanzadeh, a married woman, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Zahra Azaram and Abdolnaser Babanzadeh, wife and husband, as to an one-half undivided interest (the "Entirety Interest"), and Avin Babanzadeh, a married woman, as to an one-half undivided interest (the "Individual Interest"), with the Entirety Interest, and Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Final Plat of Hamilton Church Manor, Phase 2, of record in instrument No. 20220104-0001231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Zahra Azaram, a married woman and Avin Babanzadeh, a married woman, as joint tenants with rights of survivorship by Special Warranty Deed dated December 29, 2022, recorded on January 3, 2023, from Century Communities of Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20230103-0000083, said Register's Office for Davidson County, Tennessee.

This is improved property, known as 2705 Sparrowgap Trail, Antioch, TN 37013.

Witness my/our hand(s) this 19th day of January, 2023.

Zahra Azaram

Zahra Azaram

Avin Babanzadeh

Avin Babanzadeh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zahra Azaram and Avin Babanzadeh, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2023.

Notary Public

My Commission Expires: 5/9/2026

