Karen Johnson Davidson County
Batch# 966313 DEEDQC
02/01/2023 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230201-0007544

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Ghodrat Siami 1117 Park Ridge Drive Nashville, Tennessee 37215	Same	144-03-0-021.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A)(i)

CHRISTY HEINBOCKEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Emily Bratton
Fifth Third Bank, Inc. as Conservator of the Property of Ghodrat Siami
By: Emily Bratton

Sworn to and subscribed before me, this 31 day of January, 2023.

Christy Heinbockel
Notary Public

My Commission Expires: 11.10.2023

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, JOAN LAMB SIAMI (the "Grantor"), does hereby quitclaim, transfer, and convey all of her right, title and interest in and to the following described property (the "Property") to Ghodrat Siami (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 on Exhibit A. The legal description being the same as the previous deed of record.

The Property is improved property commonly known as 1117 Park Ridge Drive, Nashville, TN 37215.

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

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 31st day of January 2023.

GRANTOR:

Joan Lamb Siami

Joan Lamb Siami

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Joan Lamb Siami, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 31st day of January, 2023.

Edward Faria

Notary Public

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Section Three, Chickering Park, of record in Book 2663, Pages 90 and 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 230.0 feet on the southwesterly margin of Park Ridge Drive and extends back 296.2 feet on the northwesterly line and 495.4 feet on the easterly line to a dead line in the rear, measuring 382.3 feet thereon.

Being the same property conveyed to Joan Lamb Siami and Ghodrat Siami as joint tenants with rights of survivorship by Quitclaim Deed dated February 24, 2017 and recorded as Instrument Number 20170224-0018851, said Register's Office.

This improved property known as 1117 Park Ridge Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 January 31, 2023.

William L. Harbison

February 1, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of February, 2023.

Notary Public

My Commission Expires: 3/6/24

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE