Karen Johnson Davidson County
Batch# 966525 DEEDWARR
02/02/2023 02:34:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230202-0007820

This instrument prepared by:
**Harlan Dodson**
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Yazdani Properties, LLC<br>1076 Watermark Way<br>Mt. Juliet, TN 37122 | Same | Map 75-16 Parcel 5 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **MANSOUR YAZDANI** and **HOLLY YAZDANI**, husband and wife, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **YAZDANI PROPERTIES, LLC**, and its successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee,

BEING Lot No. 39A of the Zone Lot Division of Lots Nos. 18, 19, 39 & 40, of Meadows of Tulip Grove, Section One, of record in Plat Book 6250, Page 471, amending Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mansour Yazdani and wife, Holly Yazdani, by warranty deed from B & D Investment Builders, Inc., of record in Book 6631, Page 202, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

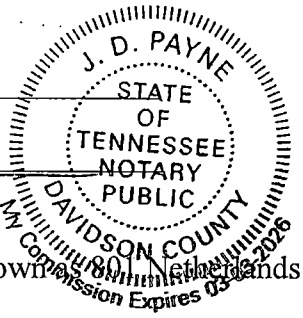
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 2nd day of February, 2023.

Affiant

My Commission Expires:
Notary Public




This is improved property known as 801 Netherlands Drive, Hermitage, Tennessee 37076.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 2nd day of February, 2023.

MANSOUR YAZDANI

HOLLY YAZDANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mansour Yazdani and wife, Holly Yazdani, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2nd day of February, 2023.

Notary Public

My Commission Expires:

