QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 970892 DEEDQC
02/14/2023 03:30:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230214-0010822

LF-QCD-22-500-M13

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 THE 6th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hamidullah Durani	**NEW OWNER**	
(NAME)	(NAME)	
500 Paragon Mills Rd, M-13,		133110A07500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KHOSHAI MOKAMEL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HAMIDULLAH DURANI** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. M-13 on the Plan of Canterbury Hall Condominium Apartments, of record in Book 5200, Page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Khoshai Mokamel and Haziqa Telwar of record in Instrument Number 20170508-0045244, Register's Office for Davidson County, Tennessee.

Said property is not a primary residence for the Grantors.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **500 Paragon Mills Rd, M-13, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 6th day of February, 2023.

Khoshai Mokamel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHOSHAI MOKAMEL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of February, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212