Karen Johnson Davidson County
Batch# 972936 DEEDQC
02/22/2023 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230222-0012483

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 14th day of February, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rahim Ashari, et al 1201 Rockeford Drive Nashville, TN 37221	New Owner	155080E03800CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Abdul Rahim Ashari, aka Rahim Shari, and Latifa Ashari, husband and wife** (herein "Grantor") do hereby quitclaim and convey unto **Abdul Rahim Ashari and Latifa Ashari, husband and wife, tenants by the entirety, twenty-five percent (25%) interest, and Hamid Ashari, married, seventy-five (75%) interest, any interest that is not held as tenants by the entirety shall be as joint tenants with right of survivorship** (herein "Grantee"), their heirs and assigns, all of the Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Lot 15, Phase 2, on the Plan of Resubdivision Bellevue Highlands, as shown on Plat of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rahim Ashari and Latifa Ashari, husband and wife, by quitclaim deed from Latif Ashari, dated November 5th, 2012, recorded November 9th, 2012 in Instrument No. 20121109-0103600, Register's Office for Davidson County, Tennessee. Said Rahim Ashari also being known as Abdul Rahim Ashari.

Being the same property conveyed to Latif Ashari by special warranty deed from Fannie Mae, aka Federal National Mortgage Association organized and existing under the law of the United States of America, dated November 30, 2010, recorded on 20110106-0001722, Register's Office for Davidson County, Tennessee.

Being also known as **7353 Olmsted Drive, Nashville, Tennessee 37221.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2023.

GRANTOR:

Abdul Rahim Ashari

Latifa Ashari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Abdul Rahim Ashari** and **Latifa Ashari**, the within named bargainors, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of February, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202302220012483

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **do 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/14/23 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 2/14/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 14th **day of** February, 2023.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

