Karen Johnson Davidson County
Batch# 1000230 DEEDQC
05/05/2023 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230505-0033569

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 4 day of May, 2023.

Notary Public

My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Khidir H. Nejad	**New Owner**	**181-1-A-219.00**
7228 Sugarloaf Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Khidir H. Nejad and Asti Bavandi, Husband and wife,** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Khidir H. Nejad and Asti Bavandi, Husband and wife, and Aso Hassan Nejad, all as tenants in common with right of survivorship,** herein called "GRANTEE(S)", their successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Sugar Valley, Section 6, a Planned Unit Development, of record as Instrument No. 20020321-0034914, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Khidir H. Nejad and Asti Bavandi, Husband and wife, by Warranty Deed from Lifestyle Home Builders, Inc. a Tennessee Corporation, dated September 5, 2003 and recorded September 16, 2003 as Instrument No. 20030916-0136021, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **7228 Sugarloaf Dr., Nashville, TN 37211.**

Note: Address for property tax purposes: 341 Spicewood Lane, Nashville, TN 37211

WITNESS my/our hand(s) this 4 day of May, 2023.

Khidir Nejad
Khidir H. Nejad

Asti Bavandi
Asti Bavandi

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Khidir H. Nejad and Asti Bavandi,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of May, 2023.

Notary Public

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/4/23 (date of document).

Jennifer Russell
Affiant Signature

5/5/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of May 2023.

D L Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

