Karen Johnson Davidson County
Batch# 1003192 DEEDQC
05/15/2023 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230515-0036105

Prepared by:

Gordon Law Group, PLC
105 Westpark Dr. Ste 350
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $10

Farkhondeh Karbaf
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2023.

Notary Public

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Trustee of The Karbaf Family Trust dtd 12/14/2022 1711 Glen Echo Rd. Nashville, TN 37215	First Bank 318 Seaboard Ln #205 Franklin, TN 37067	117-15-2A-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 0/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, Farkhondeh Karbaf, unmarried woman, (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto Farkhondeh Karbaf, Trustee of the Karbaf Family Trust dated December 14, 2022, (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> **Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with private Elements) of record in Plat at Instrument No. 20140414-0031069, as amended in Instrument No. 20150615-0056310 and Instrument No. 20150622-0059380 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

Being the same property conveyed to Farkhondeh Karbaf, an unmarried woman, by Warranty Deed from Paul Ramsey wife, Delia Jo Ramsey, in Instrument 20200407-0036598, Register's Office for Davidson County, Tennessee, dated April 3, 2020, and recorded on April 7, 2020.

This is improved property known as 1711 Glen Echo Rd., Nashville, TN 37215.

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

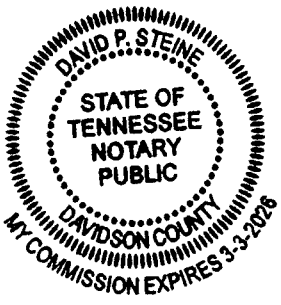
IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1st day of May, 2023.

Farkhondeh Karbaf, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Farkhondeh Karbaf, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 1st day of May, 2023.



Notary Public

Certificate of Authenticity

I, David Steine, 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 5/1/23.

Date

Affiant Signature

5/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 12/19/2026