Karen Johnson Davidson County
Batch# 1013806 DEEDQC
06/12/2023 08.39:50 AM 2 pgs
Fees $12.00 Taxes $0 00

20230612-0044210

STATE OF Tennessee)
COUNTY OF Wilson)

CHRISTOPHER W. BEAUCHAMP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration for this transfer is $0.00.

Leva Idelkhani

Subscribed and sworn to before me on this 22 day of May 2023.

Notary Public

My Commission Expires: 08.07.2024

This Instrument was Prepared by:

Christopher Beauchamp
150 Public Square
Lebanon, Tennessee 37087
Lowery, Lowery & Cherry, PLLC

New Owner:	Send Tax Bills to:	Map-Parcel #
Leva Idelkhani	**Leva Idelkhani**	**163-11-0E-034.00**
1203 Limerick Lane	**1203 Limerick Lane**	
Franklin, TN 37067	**Franklin, TN 37067**	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, Camila Jaczynski, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto Leva Idelkhani, hereinafter referred to as "Grantee", their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit.

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Oak Grove Townhomes of record in Plat at Instrument No. 20021126-0146722, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maciej W. Jaczynski, Single and Leva Idelkhani, Single by Quitclaim Deed from July F. Jaczynski, of record in Instrument No. 20200828-0097913, dated 08/28/2020, in Davidson County Register's Office in TN.

Statement required by Tenn. Code Ann. § 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. This conveyance is also subject to all applicable zoning, ordinances, statutes, rules or regulations, as amended.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal this the 24th day of May, 2023

July F. Jaczynski as Guardian of the Grantor Camila Jaczynski

State of Tennessee)
County of Wilson)

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JULY F JACZYNSKI, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand and seal this 24th day of May, 2023

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES APRIL 26 2025

Notary Public
My Commission Expires: 4/26/25

THE LEGAL DESCRIPTION AND HOW TITLE TO THE PROPERTY IS VESTED HAVE BEEN FURNISHED TO THE DRAFSTMAN BY THE GRANTOR, BY THIRD PARTIES OR FROM THE RECORD. NO EXAMINATION OF TITLE HAS BEEN UNDERTAKEN BY THE DRAFTSMAN HEREOF, AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATE OF TITLE OF THE SUBJECT PROPERTY ARE MADE. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF. FAILURE TO RECORD THIS DOCUMENT TIMELY MAY JEOPARDIZE YOUR RIGHTS TO THE PROPERTY.