FROM: Farhad Roozbahan

TO: Aliyeh Armakan and Nouroddin Roozbahan, wife and husband

Karen Johnson Davidson County
Batch# 1020575 DEEDQC
06/29/2023 09 15 21 AM 1 pg
Fees $12 00 Taxes $0 00
20230629-0049579

QUITCLAIM DEED

Address of New Owner:
Aliyeh Armakan and
Nouroddin Roozbahan
395 Ashgrove Drive
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map & Parcel:
161120005 00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

Prepared from information furnished by the parties

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $0.00

Affiant

HILARY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

Subscribed and sworn to before me this the 28 day of June, 2023.

Notary Public
Commission Expires _____

We/I, Farhad Roozbahan, an unmarried man, do hereby quitclaim to Aliyeh Armakan and Nouroddin Roozbahan, wife and husband their Heirs and Assigns, all their rights, title and interest in the following land located in Davidson County, Tennessee described as follows. To-Wit

Land in Davidson County, Tennessee, being Lot No 157 on the Plan of Southwood Subdivision, as of record in Book 2663, Page 126, Register's office for said county.

Said Lot No. 157 fronts 100 feet on the southerly side of Ash Grove Drive and runs back 309 82 feet on the easterly side and 312 9 feet on the westerly side to a dead line, measuring 45 feet thereon

Being the same property conveyed to Farhad Roozbahan, married man and Aliyeh Armakan and Nouroddin Roozbahan, wife and husband, as tenants by the entireties, as all joint tenants with right of survivorship, of record in Instrument No 20130924-0100201, Register's Office for Davidson County, Tennessee, and see deed of record in Instrument No 20080104-0000992, Register's Office for Davidson County, Tennessee

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record

This is improved property known as 395 Ashgrove Drive, Nashville, TN 37211

Witness our hand(s) this the 28 day of June, 2023

Farhad Roozbahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Farhad Roozbahan 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 purpose therein contained. Witness my hand and official seal at Nashville, TENNESSEE, this the 28 day of June, 2023.

Notary Public
Commission Expires: _____

HILARY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026