QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1020596 **DEEDQC**
06/29/2023 09 38 14 AM 2 pgs
Fees $12 00 Taxes $0 00

20230629-0049611

MJ-CR-23-513

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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 26th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow LLC
2012 21st Ave South
Nashville TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Roozbeh Alipoor Chehrazi, a married man	SWBC Mortg. Corp.	
(NAME) **4958 Edmondson Pike apt#D19,**	(NAME) 4311 San Pedro Ave.	**181-01-0A-165 00-CO**
(ADDRESS) **Nashville, TN 37211**	Ste. 100 (ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROOZBEH ALIPOOR CHEHRAZI, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROOZBEH ALIPOOR CHEHRAZI AND FATEMEH SHEIKHI JAFARABADI, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 86 on the Plan of Section Five, Sugar Valley, R20 Residential P U D, of record in Plat at Instrument No 20001204-0118880, 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 Eric Lear and Carla D Lear, husband and wife by Warranty deed from Yazdian Construction Inc , a Tennessee corporation of record in Instrument No 20030904-0128140 Register's Office for Davidson County, Tennessee, dated August 20, 2003 and recorded on September 04, 2003

Being the same property conveyed to Carla D Lear by Quitclaim deed from Eric Lear of record in Instrument No 20170323-0028327 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 23, 2017

Being the same property conveyed to Roozbeh Alipoor Chehrazi, a married man by Quitclaim deed from Carla D Lear of record in Instrument No 20230629-0049609 Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **513 Cinnamon Pl., Nashville, Tennessee 37211**

Witness my/our hand(s) this the 26 day of June, 2023

Roozbeh Alipoor Chehrazi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROOZBEH ALIPOOR CHEHRAZI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th of June, 2023

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
RUDY TITLE & ESCROW
2012 21ST AVE S
NASHVILLE, TN 37212