Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch# 1027840 DEEDQC 07/18/2023 02:24:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20230718-0055265	STATE OF TENNESSEE COUNTY ~~OF DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 18th day of July, 2023. Notary Public My commission expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Yousef Heidary	**New Owner**	**181070A04700CO**
9433 Kaplan Avenue		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, FARIDEH HOSSEINI, unmarried, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto YOUSEF HEIDARY, unmarried, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Autumn View, formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Yousef Heidary and Farideh Hosseini, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated 10/26/18 of record in Instrument No. 20181031-0107663, Register's Office of Davidson County, Tennessee. By way of recital, the parties hereto have since divorced.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 9433 Kaplan Avenue, Brentwood, TN 37027.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 14th day of July, 2023.

Farideh Hosseini
FARIDEH HOSSEINI

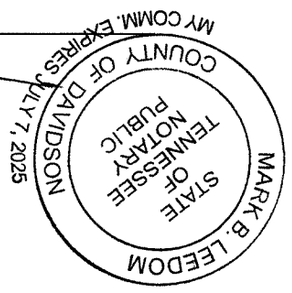
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Farideh Hosseini, 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 and official seal at office this 14th day of July, 2023.

My commission expires: 7/7/25

NOTARY PUBLIC



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 7/14/23 (date of document).

Jennifer Russell
Affiant Signature

7/18/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

