Prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

Karen Johnson Davidson County
Batch# 1039951 DEEDQC
08/18/2023 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230818-0064608

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Deirdre Afrakhteh 3636 Estes Road Nashville TN 37015	Same	116.08-0-170.01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

REZA SANI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Personally appeared before me, sworn to and subscribed before me this 4th ~~day of July~~ Aug 2023.

NOTARY PUBLIC

My commission expires: 09/08/2025

Ardavan Afrakhteh (the "Grantor"), does hereby assign, transfer, quitclaim, and convey unto **Deirdre Afrakhteh** (the "Grantee"), her heirs, successors, and assigns, all of his right, title, and interest in and to the following described tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Resubdivision of Part of A.E. Potter Lot on the Subdivision of the West Part of Lot No. 2, Henry Compton Land, of record in Plat Book 3500, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ardavan Afrakhteh, by deed from The Bank of New York Mellon FICA The Bank of New York, as Trustee for the Holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH07-5, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, Master Servicer in its capacity as agent for the Pooling and Servicing Agreement by its Attorney-in-Fact Singlesource Property Solutions, LLC, of record as Instrument No. 20110413-0028505, on the 13th day of April, 2011, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Ardavan Afrakhteh and wife, Deirdre Afrakhteh, by quitclaim deed dated February 9, 2017, from Ardavan Afrakhteh, recorded on February 9, 2017, of record as Instrument No. 20170209-0013741, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all encumbrances, zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, whether or not of public record, as may affect the above-described property.

THIS IS IMPROVED PROPERTY KNOWN AS:

3636 Estes Road, Nashville, Tennessee, 37215

The preparer of this deed makes no representation as to the description of or status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of ~~July~~ Aug 2023.

GRANTOR:

ARDAVAN AFRAKHTEH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Ardavan Afrakteh**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of ~~July~~ Aug 2023.

NOTARY PUBLIC
My commission expires: 09/08/2025

REZA SANI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

TRUE COPY CERTIFICATION

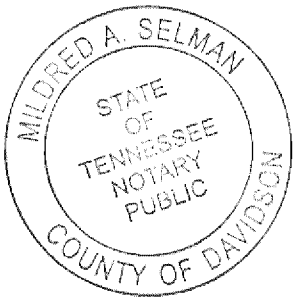
Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Quit Claim Deed**, dated **August 4, 2023** – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 4, 2023**.

This 16th day of August 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 16th day of August 2023.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027