THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP/PARCEL 087-13-0-050.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Azita Tavakoli-Dehaghi
101 Spade Leaf Blvd., Apt 828
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1042433 DEEDQC
08/24/2023 01:30:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230824-0066357

QUITCLAIM DEED

FOR AND IN CONSIDERATION of and pursuant to Final Decree of Divorce in the matter styled Mansoor Tavakoli-Dehaghi vs. Azita Tavakoli-Dehaghi, Docket No. 23DM-130 in the Chancery Court for Sumner County, Tennessee at Gallatin, I, Mansoor Tavakoli-Dehaghi, a single man, Grantor, by these presents do hereby quitclaim and convey unto Azita Tavakoli-Dehaghi, a single woman Grantee, her successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 176 on the Plan of Section Two, Valley Grove of record in Plat Book 5200, Page 489, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mansoor Tavakoli-Dehaghi and Azita Tavakoli-Dehaghi, husband and wife by Warranty Deed dated 3/19/2003 from John M. Turner, unmarried of record in Instrument Number 200303210037642, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4533 Brooke Valley Road, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 15th day of August, 2022.

Mansoor Tavakoli-Dehaghi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mansoor Tavakoli-Dehaghi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2022.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

The actual consideration or value whichever is greater, for this transfer is $0. Exempt from transfer tax pursuant to T.C.A. 67-4-409a3E.

Affiant

Sworn and subscribed before me, this the 15th day of August, 2022.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027