Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mohammad Reza Habibian and Fatemeh M. Habibian 6519 Currywood Dr Nashville, TN 37205	**115 10 0 054.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Fatemeh M. Habibian** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Mohammad Reza Habibian and Fatemeh M. Habibian, husband and wife as Tenants by the Entirety,** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A (the "Property")

This is improved property known as **6519 Currywood Drive, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 31 day of July, 2023

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7.7.25

Karen Johnson Davidson County
Batch# 1044589 DEEDQC
08/31/2023 08 11 08 AM 3 pgs
Fees $17 00 Taxes $0 00

20230831-0068125

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 31 day of July, 2023.

Fatemeh M. Habibian

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 **Fatemeh M. Habibian,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31 day of July, 2023

Notary Public
My Commission Expires. 11-03-2025

JOHN ROBUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

EXHIBIT A

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No 215 on the plan of West Meade Estates, Section One, of record in Book 2663, page 110, Register's Office for said County

SAID Lot NO 215 fronts 140 05 feet on the broken, southwesterly margin of Currywood Drive and extends back 509 9 feet on the northwesterly line and 528 6 feet on the southeasterly line to a dead line in the rear, measuring 124 8 feet thereon.

Being the same property conveyed to Fatemeh M Habibian by deed of record as Instrument Number 20110217-0013394, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3102, page 381, as amended in Book 4503, page 111, said Register's Office, and to the matters set forth in the above referenced plan of record.