Karen Johnson Davidson County
Batch# 1044942 DEEDQC
08/31/2023 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230831-0068355

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of DAVIDSON

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

Affiant Signature

Subscribed and sworn to before me on this the 7th day of Aug, 2023.

Notary Public

My Commission expires 1/25/24

NAME AND ADDRESS OF PROPERTY OWNER:
Mohammad J. Ebrahimi
214 Old Hickory Blvd #145,
Nashville, TN 37221

SEND TAX BILLS TO:
Mohammad J. Ebrahimi
214 Old Hickory Blvd #145,
Nashville, TN 37221
MAP AND PARCEL NUMBER: 142040A14500CO

QUITCLAIM DEED

23NT00681

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Mohammad J. Ebrahimi and Shahnaz Ebrahimi, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Mohammad J. Ebrahimi

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, Register' s Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, Page 699, as amended in Book 6082, Page 866, Book 7886, Page 939 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Mohammad J. Ebrahimi and Shahnaz Ebrahimi, husband and wife from John Rahimi, married, by Warranty Deed dated 11/03/2017 and recorded 11/07/2017 in Instrument No. 20171107-0114361, Register's Office of said County.

This is an improved property commonly known as: 214 Old Hickory Blvd #145, Nashville, TN 37221-2903

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of August, 2023.

Mohammad J. Ebrahimi

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mohammad J. Ebrahimi,** the within named bargainer, 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 and official seal at office, this 7th day of August, 2023

Notary Public

My Commission expires: 1/16/2024.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Shahnaz Ebrahimi

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shahnaz Ebrahimi,** the within named bargainer, 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 and official seal at office, this 7th day of August, 2023.

Notary Public

My Commission expires: January 16, 2024.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/7/23 (date of document).

Affiant Signature

8/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of August, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025