FROM Abdolnaser Babanzadeh

TO Zahra Azaram

Karen Johnson Davidson County
Batch# 1058997 DEEDQC
10/09/2023 11 34 11 AM 1 pg
Fees $12 00 Taxes $0 00

20231009-0079278

QUITCLAIM DEED

Address of New Owner:
Zahra Azaram
2705 Sparrowgap Trail
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map & Parcel:
164-03-0-E-014.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

Prepared from information
furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value,
whichever greater, for this transaction is
$ -0-

Zahra Azaram
Affiant

Subscribed and sworn to before me this
the 6 day of OCT, 2023

Notary Public
Commission Expires _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

I/We, Abdolnaser Babanzadeh, married, do hereby quitclaim to Zahra Azaram, married, **Her** Heirs and Assigns, all my rights, title and interest in the following land located in **Davidson** County, Tennessee described as follows To-Wit

Land in Davidson County, Tennessee, being Lot No 14 on the Final Plat of Hamilton Church Manor, Phase 2, of record in Instrument No 20220104-0001231, 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 Zahra Azaram and Abdolnaser Babanzadeh, wife and husband, as to an one-half undivided interest (the "Entirety Interest), and Avin Babanzadeh, a married woman as to an one-half undivided interest (the Individual Interest) with the Entirety Interest and the Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, by deed of record in Instrument No 20230123-0004986, Register's Office for Davidson County, Tennessee

This is improved property known as 2705 Sparrowgap Trail, Nashville, TN 37211

Witness our hand(s) this the 6 day of OCT, 2023

Abdolnaser Babanzadeh
10-6-23

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 Abdolnaser Babanzadeh, 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 purpose therein contained

Witness my hand and official seal at NASHVILLE (City), TENNESSEE (State), this the 6 OCT, 2023

Notary Public
Commission Expires _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024