Karen Johnson Davidson County
Batch# 1071788 DEEDQC
11/14/2023 02:29:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231114-0088818

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Abe Fatheddin, unmarried also known as Abolghassem Fatheddin** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Majid Rabiei and Samira Moosavi,** (Grantees),all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Holt Woods, Section One, of record in Plat Book 7900, Pages 878 and 879, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Majid Rabiei, Abe Fatheddin, and Samira Moosavi, herein by Warranty Deed of record at Instrument No. 20210512-0064245, in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 26 day of October 2023.

Abe Fatheddin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Abe Fatheddin,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of October, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 26th day of October, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**2864 Call Hill Road** **Nashville, TN 37211**
TAX PARCEL NO.:	**172150A01900CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Majid Rabiei and Samira Moosavi** **1131 Pin Oak Lane** **Brentwood, TN 37027**
MAIL TAX BILLS TO:	**Majid Rabiei and Samira Moosavi** **1131 Pin Oak Lane** **Brentwood, TN 37027**

Certificate of Authenticity

I, Holly A. Mason, 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 ~~November~~ October 26, 2023.

Affiant Signature

11/14/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of November, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026