This instrument prepared by:
The Lambert Firm, PLLC
2500 21st Avenue South #102
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1087905 DEEDQC
01/03/2024 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 8 day of December, 2023.

Notary Public
My Commission Expires: 11 - 6 - 24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(
The Lohrasbi Family Living Trust 1796 Northumberland Drive Brentwood, Tennessee 37027	The Lohrasbi Family Living Trust 1796 Northumberland Drive Brentwood, Tennessee 37027	161-06-0A194.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Faryab Lohrasbi & Taraneh Lohrasbi, a married couple,** ("Grantor") does hereby quitclaim and convey unto **The Lohrasbi Family Living Trust** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit No. 194, together with the common elements appurtenant thereto of Oakhill Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614- 0071397; as amended and supplemented in Instrument No. 20080325-0030014; and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee; to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, pl'.operty, co-owners and tenants of Oakhill Townhomes provided in said Declaration, as amended, together with the By Laws appended thereto, the site plan filed as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Faryab Lohrasbi & Taraneh Lohrasbi, a married couple, from Kenneth Eaves and Joshua Eaves, as individuals and as Executors of The Estate of Betty L. Adams, by Warranty Deed recorded March 2, 2021 of record at Instrument No. 20210302-0026177

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **1354 Crown Point Place, Nashville, Tennessee 37211**

IN WITNESS WHEREOF, Grantor has executed this instrument on December 8, 2023

GRANTOR:

Faryab Lohrasbi

Taraneh Lohrasbi

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Faryab Lohrasbi & Taraneh Lohrasbi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on December 8, 2023.

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11-6-24

- **The text of a certification of an electronic document must be in the following form.**

  I, Spencer Lambert **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12-8-23 **(date of document).**

  Affiant Signature

  Date: 12-8-23

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 8 **day of** December 2023

  Rachel Marie Collins
  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

