FROM: Nader Karshenas

TO : Kevin Karshenas Najafabadi

Karen Johnson
Batch # 1089233
01/08/2024 09:22:15 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240108-0001368

QUITCLAIM DEED

Address of New Owner:
Kevin Karshenas Najafabadi
1338 Summer Station Drive
Chapel Hill, TN 37034

Send Tax Bills To:
OWNER

Map & Parcel:
133070B00100CO

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 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-

Affiant

Subscribed and sworn to before me this the 29 day of December 2023

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Notary Public
Commission Expires: _____

I, Nader Karshenas, do hereby quitclaim to Kevin Karshenas Najafabadi, his 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 Unit 206A of The Cottages at 206 Wheeler Avenue, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for The Cottages at 206 Wheeler Avenue record in instrument # 20210621-0083443, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements, General Common elements and Private Elements appurtenant to said Unit as described said instrument, Unit Owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being part of the same property as conveyed to Nader Karshenas by deed of record in instrument # 20210614-0079952, said Register's Office for said County.

This property has never been used as the Grantors primary residence.

This is Improved property (X) known as 206 Wheeler Drive, Nashville, TN 37211

Witness our hand(s) this the 29 day of December 2023.

x _____
Nader Karshenas

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 Nader Karshenas the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of December, 2023.

_____
Notary Public
Commission Expires: _____

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026