FROM: Tahareh Khoshnevis Zadeh

TO : Daryoosh Hajizadeh

Karen Johnson Davidson County
Batch # 1097196 DEEDQC
02/02/2024 09:08:22 AM 1 pg
Fees: $12.00 Taxes: $0.00
20240202-0007373

QUITCLAIM DEED

Address of New Owner:
Daryoosh Hajizadeh
952 Edmondson Pike
Brentwood, TN 37027

Send Tax Bills To:
OWNER

Map & Parcel:
162-10-1-5DU33595

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 1 day of February, 2024

Notary Public
Commission Expires: _____

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

I, Tahareh Khoshnevis Zadeh, do hereby quitclaim to Daryoosh Hajizadeh , 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 Lot No. 1 on the Plan of Brook View Estates, Section 1, of record in Book 4460, Page 103, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Masoud John Baluch and Daryoosh Hajizadeh by deed of record in Instrument No. 20000209-0013333, said Register's office and further conveyed from Masoud John Baluch to Tahareh Khoshnevis Zadeh, of record in Instrument No. 20030416-0050970, said Register's office.

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

This is Improved property (X) known as 540-542 Benzing Road, Antioch, TN 37013

Witness our hand(s) this the 1 day of feb, 2024.

Tahareh Khoshnevis Zadeh

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 Tahareh Khoshnevis Zadeh 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 1 day of February, 2024.

Notary Public
Commission Expires: _____

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