QUITCLAIM DEED

Karen Johnson
Batch # 1100651
02/13/2024 01:46:54 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240213-0010059

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AJ-QCD-24-6689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Parviz Moghaddam and Parivash Bigdeli	**New Owners**	**03000007600**
(NAME) **2420 Abbott Martin Rd**	(NAME)	
(ADDRESS) **Nashville, TN, 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PARVIZ MOGHADDAM ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

PARVIZ MOGHADDAM AND PARIVASH BIGDELI, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TWO TRACTS OF LAND IN THE 14TH, FORMERLY THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER ACCORDING TO A MORTGAGE LOAN INSPECTION BY JOHN KOHL AND COMPANY P.C., LAND SURVEYORS, LICENSE NO. 100, DATED NOVEMBER 4, 1993 (COPY OF WHICH IS ATTACHED TO THIS DESCRIPTION) AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE LEAVING SAID BOULEVARD NORTH 53 DEGREES 30 MINUTES EAST 15 FEET TO A POINT; THENCE SOUTH 36 DEGREES 20 MINUTES EAST 478 FEET TO A POINT; THENCE SOUTH 68 DEGREES 30 MINUTES EAST 306 FEET TO A POINT; THENCE NORTH 59 DEGREES 0 MINUTES EAST 290 FEET TO A POINT; THENCE SOUTH 23 DEGREES 35 MINUTES EAST 640 FEET TO A POINT; THENCE SOUTH 76 DEGREES 20 MINUTES WEST 655 FEET TO A POINT; THENCE NORTH 12 DEGREES 45 MINUTES WEST 219.71 FEET TO A POINT; THENCE SOUTH 65 DEGREES 52 MINUTES 18 SECONDS WEST 50.49 FEET TO A POINT; THENCE NORTH 73 DEGREES 30 MINUTES 18 SECONDS WEST 28.49 FEET TO A POINT; THENCE NORTH 52 DEGREES 21 MINUTES 30 SECONDS WEST 50.67 FEET TO THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE ALONG THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD IN A GENERALLY NORTHERLY DIRECTION 930 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PARVIZ MOGHADDAM, BY WARRANTY DEED, FROM CATHOLIC EXTENSION SOCIETY OF THE UNITED STATES OF AMERICA, CATHOLIC MEDICAL MISSIONS BOARD, INC., SALESIANS MISSIONS, EDWARD V. KMIEC, BISHOP, ROMAN CATHOLIC DIOCESE OF NASHVILLE, DANA VIACHES, KRISTY VIACHES, AND ANGELA VIACHES, AS BENEFICIARIES UNDER THE WILL OF SUE T. VIACHES OR RECORD IN WILL BOOK 177, PAGE 109, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 9155, PAGE 949, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **6689 Old Hickory Blvd, Whites Creek, TN, 37189.**

Witness our hands this the 9 day of February, 2024.

PARVIZ MOGHADDAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PARVIZ MOGHADDAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 9 day of February, 2024.

Notary Public

My Commission Expires:

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY