FROM: Nasser Gharachorloo and Roghayeh Gharachorlou

TO: Mahyar Gharacholou

Karen Johnson
Batch # 1104391
02/26/2024 08:49:57 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240226-0012747

QUITCLAIM DEED

Address of New Owner:
Mahyar Gharacholou
809 Holt Grove Ct
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map & Parcel:
161-13-0B-121.00-CO

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO:
Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Prepared from information furnished by the parties

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Subscribed and sworn to before me this the 23 day of February, 2024.

Notary Public
Commission Expires:_____

I/We, **Nasser Gharachorloo and Roghayeh Gharachorlou** do hereby quitclaim to **Mahyar Gharacholou,** his Heirs and Assigns, all THEIR rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See Exhibit A

Being the same property conveyed to **Nasser Gharachorloo and Roghayeh Gharachorlou** by deed of record in Instrument No. 20160719-0074245 Register's Office for Davidson County, Tennessee.

See Power of Attorney in of record in Instrument No. 20240226 0012746 Register's Office for Davidson County, Tennessee

This is unimproved property known as: 121 Honey Creek Lane., NASHVILLE, TN 37211

Witness our hand(s) this the 23 day of February, 2024.

NG

Nasser Gharachorloo

Roghayeh Gharachorlou By:

Roghayeh Gharachorlou by Nadia Gharacholou, Her Attorney in fact

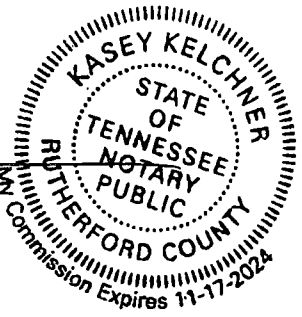
Her attorney in fact

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 **Nasser Gharachorloo** 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 for the purpose therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 23 day of February, 2024.

Notary Public
Commission Expires:

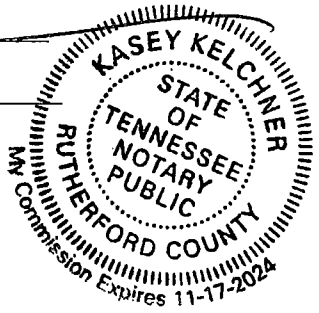


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23 day of February, 2024 , before me personally appeared **Nadia Gharacholou**, the person who executed the foregoing instrument on behalf of **Roghayeh Gharachorlou** and who acknowledged that She executed the same as the free act and deed of the said **Roghayeh Gharachorlou**, through Power of Attorney granted **Nadia Gharacholou** by the **Roghayeh Gharachorlou**.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 23 day of February, 2024.

Notary Public
Commission Expires:



Attachment A

(legal description for 35721 Edmondson Pike, Nashville, TN 37211)

Land in Davidson County, Tennessee being Unit No. 121 on the plan of Creekside, as shown on Exhibit "C" of the Master Deed of record in Instrument No. 20040702-79260 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.