FROM: Ali Reza Mohseni aka Alireza Sharif Mohseni

TO: Masoud Hosseini Zand and Fatima Zamiri Azar

Karen Johnson
Batch # 1107202
03/04/2024 10:45:17 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20240304-0014752

QUITCLAIM DEED

Address of New Owner:
Masoud Hosseni Zand
4004 Bryce Road
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map & Parcel:
172-15-0-A-197.00CO

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 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 $0.00

Affiant

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

Subscribed and sworn to before me this the 29 day of February, 2024.

Notary Public
Commission Expires:_____

I/We, **Ali Reza Mohseni aka Alireza Sharif Mohseni** do hereby quitclaim to **Masoud Hosseni Zand and Fatima Zamiri Azar, husband and wife,** their Heirs and Assigns, all HIS 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. 145 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, Page 408, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Ali Reza Mohseni** by deed of record in Book 10856, Page 932, Register's Office for Davidson County, Tennessee.

Ali Reza Mohseni also known as Alireza Sharif Mohseni

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This is improved property known as: 4004 Bryce Road, NASHVILLE, TN 37211

Witness our hand(s) this the 29 day of February, 2024.

~~Alireza~~ Sharif Mohseni

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 **Alireza Sharif Mohseni** 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 29 day of February, 2024.

Notary Public

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