Name and Address of New Owner:
Farzad Kamtarin
Shahpar Kamtarin
342 Childe Harolds Lane
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel No: 161-06-0A-124-00

Karen Johnson Davidson County
Batch# 1108819 DEEDQC
03/07/2024 03:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240307-0016054

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Noosha Camille Kamtarin, an unmarried woman,** "the Grantor," conveys and quitclaims unto **Farzad Kamtarin and Shahpar Kamtarin, husband and wife,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 124, together with the appurtenant common elements, of Oakhill Townhomes, Phase 3, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614-0071397; as amended and supplemented in Instrument No. 20080325-0030014; and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the Site Plan of Oakhill Townhomes, Phase 3, attached as exhibit to said Declaration, as amended and supplemented. See also Boundary Plat of record in Instrument No. 20080605-0058042, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Oakhill Townhomes provided in said Declaration, as amended and supplemented, together with the By-Laws appended thereto, the aforementioned Site Plan and Boundary Plat, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Noosha Camille Kamtarin, by Warranty Deed from Charles M. VelDink and Allyssa Rae VelDink, husband and wife, dated October 30, 2019, recorded October 31, 2019, of record in Instrument No. 20191031-0112168, Registers' Office for Davidson County, Tennessee; and further, being the same property conveyed to Noosha Camille Kamtarin, Farzad Kamtarin and Shahpar Kamtarin, by Quit Claim Deed from Noosha Camille Kamtarin, dated March 9, 2021, recorded March 17, 2021, of record in Instrument No. 20210317-0035124, Register's Office for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 5th day of March, 2024.

Noosha Camille Kamtarin

Farzad Kamtarin

Shahpar Kamtarin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2024, before me personally appeared Noosha Camille Kamtarin, Farzad Kamtarin and Shahpar Kamtarin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 5th day of March, 2024.

Notary Signature
My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

S. Kaufman

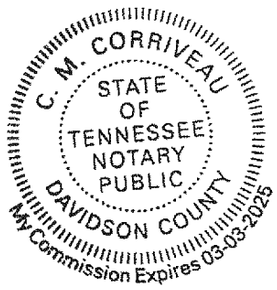
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of March, 2024.

C. M. Corriveau

Notary Signature
My Commission Expires: 3/3/2024



- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **do hereby make oath that I am a licensed**

  Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 3/5/24 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 3/5/24

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 5th **day of** March, 2024.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

