Name and Address of New Owner:
Arash Shoushtari and Cara Anne Green
1104 Sunnymeade Drive
Nashville, Tennessee, 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 06115016500

Karen Johnson Davidson County
Batch# 1133866 DEEDQC
05/13/2024 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0034876

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 **Arash Shoushtari and Cara Anne Greene, Trustees of the Shoushtari Greene Trust dated October 14, 2023,** "the Grantors," convey and quitclaim unto **Arash Shoushtari and Cara Anne Greene, husband and wife,**" the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, being Lot 4 of Block "A" on the plan of Resubdivision of Sunnymeade Unit No. 1 – Subdivision of Sunnymeade Unit No. 2, of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.
>
> Said Lot 4 fronts 60 feet on the southerly margin of Sunnymeade Avenue and extends back between parallel lines 140 feet to a dead line in the read measuring 60 feet thereon, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Arash Shoushtari and Cara Anne Greene, Trustees of the Shoushtari Greene Trust dated October 14, 2023, by Quitclaim Deed from Arash Shoushtari and Cara Anne Greene, husband and wife, dated October 14, 2023 and recorded on October 25, 2023, of record in Instrument No. 20231025-0083447, in the Register's Office for Davidson County, Tennessee.
>
> Being improved property known as 1104 Sunnymeade Drive, Nashville, Tennessee, 37216.

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, AND 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 have executed this Quitclaim Deed on the 10 day of May, 2024.

By: _____
Arash Shoushtari, Trustee

By: _____
Cara Anne Greene, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10 day of May, 2024, before me personally appeared **Arash Shoushtari and Cara Anne Greene, Trustees of the Shoushtari Greene Trust dated October 14, 2023**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 10 day of May, 2024.

_____
Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Affiant _____

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 10 day of May, 2024.

_____
Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-10-24.

Affiant Signature

5-10-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of May, 2024.

Notary Signature

My Commission Expires: 3-9-26

