Karen Johnson Davidson County
Batch # 1181779 DEEDQC
09/16/2024 09:36:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240916-0071126

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Mailis Baty Affiant Subscribed and sworn to before me, this 13th day of September, 2024. Notary Public My Commission Expires:

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

QUITCLAIM DEED

Address New Owner: David M. Yazdian 729 CRESCENT ROAD NASHVILLE, TN 37205	Send Tax Bills To: New Owner	Tax Information: 116 04 0 083.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **David M. Yazdian, an unmarried man, and Shahram Abe Yazdian, a married man, joint tenants with right of survivorship,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **David M. Yazdian, an unmarried man,** his heirs and assigns, all of their interest in the following land in Davidson County, Tennessee:

Being the Easterly Part of Lot No. 31 on the Plan of CLEARVIEW, as of record in Book 843, Page 8, Register's Office for said County.

According to a survey made July 1939, by W. B. Southgate, Surveyor, said part of Lot No. 31 fronts 125 feet on the Westerly side of Clearview Drive, and runs back 186.7 feet on the Northerly line and 168.6 feet on the Southerly line to a dead line, measuring 81.4 feet thereon.

Being the same property conveyed to David M. Yazdian, an unmarried man, and Shahram Abe Yazdian, a married man, joint tenants with right of survivorship, by Warranty Deed from Georgia R. Hobb, of record in Instrument No. 20240722-0054574 in the Register's Office of Davidson County, Tennessee, dated July 19, 2024, and recorded on July 22, 2024.

Grantors warrant that the property has not been a primary residence and is not subject to any marital rights therein.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September 2024.

David M. Yazdian

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David M. Yazdian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of September 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Shahram Abe Yazdian

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Shahram Abe Yazdian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of September 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027