Karen Johnson Davidson County
Batch# 1202356 DEEDQC
11/06/2024 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241106-0086317

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF NOV, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

WG-QCD-24-370-G12

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Feriya Yazdanparast and spouse, Iman Malih	**Same as new owner**	
(NAME) **5904 Kinsdale Dr,**	(NAME)	**085-04-0A-200.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HEEWA YAZDANPARAST,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FERIYA YAZDANPARAST AND SPOUSE, IMAN MALIH** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. G-12 onthe Plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said units.

Being the same property conveyed to Heewa Yazdanparast, unmarried from Stephen Goeller, unmarried and Neal Lampley, married, joined by Mary Lampley, his wife by Warranty Deed of Record in Instrument Number 20081023-0106169 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **370 Wallace Road #G-12, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 4 day of NOV, 2024.

Heewa Yazdanparast

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEEWA YAZDANPARAST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of NOV, 2024 .

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **11/04/2024** (date of document).

Affiant Signature

Date **11/04/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **04** day of **November**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027