THIS INSTRUMENT PREPARED BY: Midtown Title, LLC 1704 Charlotte Avenue, Suite 105 Nashville, Tennessee 37203 1-23705-CC	Karen Johnson Davidson County Batch# 1218157 DEEDQC 12/19/2024 07:12:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20241219-0098442

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and Midtown Title, LLC, shall not be responsible for any matter that a title examination, survey, or settlement could have resolved.

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Taghi Mohammadkhah 1524 Puryear Place Brentwood, TN 37027	New Owner	147-08-0-200.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Taghi Mohammadkhah
Affiant

Subscribed and sworn to before me, this the 19th day of December, 2024.

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

I. M. Lm
Notary Public

My Commission Expires: 3/3/2025
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Lida E. Mohammadkhah,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Taghi Mohammadkhah,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Section 4, Beverly Heights, of record in Plat Book 5200, page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 fronts 60.00 feet on the southerly margin of Hopewood Drive and extends back 179.88 feet on the easterly line and 191.69 feet on the westerly line to a dead line in the rear, measuring 61.15 feet thereon.

Being the same property conveyed to Lida E. Mohammadkhah, by Quitclaim Deed from Khalida Durani, married, dated September 9, 2020, and being recorded on September 16, 2020, of record in Instrument No. 20200916-0105978, Register's Office for Davidson County, Tennessee.

This is improved property located at 4345 Hopewood Drive, Nashville, TN 37211

This property is not a marital residence of the Grantor and, as such, is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 18th day of December, 2024.

GRANTOR

Lida E. Mohammadkhah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Lida E. Mohammadkhah with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 18th day of December, 2024.

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

Notary Public
My Commission Expires: 3/3/2025

- 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 12/18/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/18/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of December, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

