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 8 pgs Fees: $42.00 Taxes: $0.00 20241219-0098446

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
Vivian Khah 1401 Bowman Ln Brentwood TN 37027	New Owner	133-08-0-055.00 133-08-0-205.00

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

Vivian S Khah
Affiant

Subscribed and sworn to before me, this the 18th day of December, 2024.

L. M. Corriveau
Notary Public

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

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 **Manigeh Mohammadkhah, married, Taghi Mohammadkhah, unmarried, Vivian Khah, married, Lida Mohammadkhah, married, and Hessamedin Mohammadkhah Hajiagha, married, all tenants in common,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **Vivian Khah, married,** 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:

TRACT I:
Being Lot No. 21A of the Zone Lot Division of Lots Nos. 19, 20, and 21 of Greenwood Hills Addition, Section Two of record in Plat Book 6250, page 143, amending Plat Book 6250, page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Manigeh Mohammadkhah, married, Taghi Mohammadkhah, unmarried, Vivian Khah, married, Lida Mohammadkhah, married, and Hessamedin Mohammadkhah Hajiagha, married, all tenants in common, by Quitclaim Deed from Tayabeh Mohammadkhah, unmarried, dated May 13, 2022, 2022, and being recorded on May 19, 2022, of record in Instrument No. 20220519-0058306, Register's Office for Davidson County, Tennessee.

This is improved property being also known as **225 Brevard Court, Nashville, TN 37211.**

TRACT II:
Being Lot Number 21B of Zone Lot Division of Lot Nos. 19, 20, and 21 of Greenwood Hills Addition, Section Two, of record in Plat Book 6250, page 143, amending Plat Book 6250, page 123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Manigeh Mohammadkhah, married, Taghi Mohammadkhah, unmarried, Vivian Khah, married, Lida Mohammadkhah, married, and Hessamedin Mohammadkhah Hajiagha, married, all tenants in common, by Quitclaim Deed from Tayabeh Mohammadkhah, unmarried, dated May 13, 2022, 2022, and being recorded on May 19, 2022, of record in Instrument No. 20220519-0058306, Register's Office for Davidson County, Tennessee.

This is improved property being also known as **227 Brevard Court, 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.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

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

GRANTOR

Manigeh Mohammadkhah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Manigeh 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 03-03-2026

Notary Public
My Commission Expires: 3/3/2027

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

GRANTOR

HESSAMEDIN

Hessamedin Mohammadkhah Hajiagha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Hessamedin Mohammadkhah Hajiagha, 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

C. M. Corriveau

Notary Public
My Commission Expires: 3/3/2025

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

GRANTOR

Taghi Mohammadkhah

Taghi Mohammadkhah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Taghi 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

C. M. Corriveau

Notary Public
My Commission Expires: 3/3/2025

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

GRANTOR

Lida 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 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.

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

Notary Public
My Commission Expires: 3/3/2025

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

GRANTOR

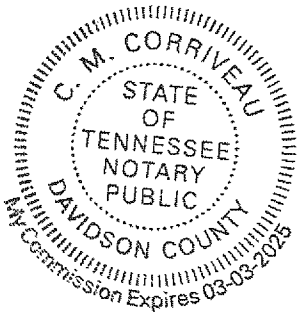
Vivian F Khah

Vivian Khah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Vivian Khah 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.



I. M. [illegible]

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)

