Karen Johnson
Batch # 1220223
12/27/2024 09 00 31 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20241227-0100182

QUITCLAIM DEED

FROM: SHAHLA GHADRDAN

TO: HASSAN A. MOGHADOM, SR.

This instrument was prepared by:
Kimberly Falls Lentz, Attorney
6041 Rural Plains Circle, Ste 110
Box 155
Franklin, TN 37064
(931) 241-8288

Address of new Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
HASSAN A MOGHADOM, SR 2225 SILVERTON DRIVE NASHVILLE, TN 37207	HASSAN A MOGHADOM, SR 2225 SILVERTON DRIVE NASHVILLE, TN 37207	#050-02-0A-336.00 CO

This instrument, executed and delivered by Shahla Ghadrdan, a single person, hereinafter called the Grantor, to Hassan A. Moghadom, Sr.a single person, hereinafter called the Grantee;

WITNESSETH: That, for an in consideration of the sum of Ten &NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does this day sell, transfer, convey and quitclaim unto the said Grantee, Hassan A. Moghadom, Sr. and his heirs and assigns, certain tracts or parcels of land situate in the 13th Civil District of Davidson County, Tennessee, and described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 336 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No 20171116-0117974, as corrected in Scrivener's Affidavit of record in Instrument No. 20171122-0119839, and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428, Instrument No. 20191112-0116482 and Instrument No. 20200804-0086585, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property, together with an undivided percentage interest in the Common elements allocated to said unit and with special rights to use certain Common Elements.

Being part of the same property conveyed to SDH Nashville LLC, a Georgia limited liability company from Eatherly/Ring Joint Venture, a Tennessee joint venture, by Special Warranty Deed dated 12/04/2019 and recorded 12/05/2019 in Instrument No. 20191205-0125680, Register's Office of said County.

Being part of the same property conveyed to

Being part of the same property conveyed to Hassan A. Moghadom and Shahla Ghadrdan, husband and wife, from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No 20201113-0134388 Register's Office for Davidson County, Tennessee by General Warranty deed dated November 6, 2020 and recorded on November 16, 2020.

The address of the herein described property is believed to be 2225 Silverton Drive, Nashville, TN 3 7207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

THE PRUPOSE OF THIS QUITCLAIM IS TO CONVEY ANY AND ALL INTEREST, MARTIAL OR OTHERWISE

This improved property is more commonly referred to as follows: 2225 Silverton Drive, Nashville, Tennessee 37207.

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantors and Grantee that Grantors makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantors release to Grantee whatever interest Grantors may have in the above property, if any.

This instrument was prepared with information provided by the parties

Witness my hand this 10th day of October, 2024.

Shahla Ghadrdan

SHAHLA GHADRDAN

STATE OF Virginia)
COUNTY OF Roanoke City)

Personally appeared before me, Katherine Ann Marin, a Notary Public of said County and State, SHAHLA GHADRDAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Roanoke City, ~~Tennessee~~ Virginia, this 10th day of October, 2024.

Katherine Ann Marin

My commission expires 11/30/2024 Notary Public

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC

Katherine Ann Marin

REGISTRATION NUMBER
7718208
COMMISSION EXPIRES
November 30, 2024

Notarized remotely online using communication technology via Proof

Certificate of Authenticity

I, Mark T. Freeman, 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 10/10/24.

Date

Affiant Signature

11/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of November, 2024.

Notary's Signature

My Commission Expires: 03/08/2028
Date

Notary's Seal (if on paper)

