Karen Johnson
Batch # 1234235
02/05/2025 08 37 03 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250205-0008630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-

Laila Tokh

LAILA R TOKH

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 130
Nolensville, TN 37135

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn before me this 31 day of January 2025

Notary Public
My Commission Expires: 6/18/28

QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos.*
Laila Tokh Living Trust 616 Weybridge Way Nolensville, TN 37135	New Owner	133 08 0 105.00

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Laila R. Tokh**, ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **Laila Tokh Living Trust** U/A dated 01/31/2025 ("Grantee"), all of our right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Valley View Terrace, Phase I, of record in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property **conveyed to Farid A. Tokh and Laila R. Tokh,** husband and wife, by Warranty Deed from **HSBC Bank USA, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE3,** of record as Instrument No. 20091105-0102300 in the Register's Office for Davidson County, Tennessee. **Farid A. Tokh** passed away on October 3, 2023, leaving the property solely in **Laila R. Tokh's** name.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 405 Cathy Jo Circle, Nashville, TN 37211

WITNESS my hand this 31st day of January, 2025.

Laila Tokh

Grantor – LAILA R. TOKH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, LAILA R. TOKH with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 31st day of January, 2025.

Notary Public

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6/18/28

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 130
Nolensville, TN 37135