Karen Johnson Davidson County
Batch# 1236685 DEEDQC
02/13/2025 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250213-0010840

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 12 DAY OF FEBRUARY, 20 25

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

SG-QCD-25-4935

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wariya Yazdanparast and Muzhda Mohamad Zada, husband and wife	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**14716020400**
4935 Raywood Lane,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, MARRIED, AND FERIYA YAZDANPARAST, MARRIED, AS TENANTS IN COMMON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WARIYA YAZDANPARAST AND MUZHDA MOHAMAD ZADA, HUSBAND AND WIFE** 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:

Being Lot 2 on the Final Plat of the Partition of the Universal Church Property of Record at Instrument No. 201212030111009 in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby amde for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to the Universal Church by virtue of that certain Quit Claim Deed dated February 28, 2007, at Instrument No. 20070209-0017284 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heewa Yazdanparast and Feriya Yazdanparast, tenants in common, by Warranty Deed of record in Instrument No. 20130725-0077051, 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: **4935 Raywood Lane, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 6 day of February, 2025.

Heewa Yazdanparast

Feriya 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 6 day of February, 2025.

Notary Public
My Commission Expires: 03-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FERIYA 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 6 day of February, 2025.

Notary Public
My Commission Expires: 03-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sydney Gleaves, 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 2/6/2025 (date of document).

Affiant Signature

Date 2/12/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of FEBRUARY, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

