Karen Johnson Davidson County
Batch# 1281981 DEEDQC
06/06/2025 10:32:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250606-0044642

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-25672938

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Behzad Soleimani**
Address of New Owner(s): **4321 Mystic Valley Court, Antioch, TN 37013**

Property ID NUMBER: 16513A15200C

THIS INDENTURE, made and entered into this 5th day of June, 2025, by and between **Soraya Soleimani and Arshad Zarrinkafsh, Wife and Husband,** party of the first part ("Grantor"), and **Behzad Soleimani, a married Man,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Zero Dollars and No Cents ($0.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Soraya Soleimani and Arshad Zarrinkafsh, Wife and Husband, by deed dated March 11, 2025 and recorded on March 19, 2025, of record in Deed Instrument/Case No. 20250319-0019499, in the County Clerk's Office.

TMS: 16513A15200C

Property Address: 4321 Mystic Valley Court, Antioch, TN 37013

This conveyance is subject to 2025 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74603217 QC101 01 0606

WITNESS the signature of the said party of the first part the day and year first above written.

Soraya Soleimani

STATE OF Tennessee

COUNTY OF Rutherford

Acknowledgement

On this 5th day of June, 2025, before me personally appeared Soraya Soleimani ~~and Arshad Zarrinkafsh~~ no, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 5th day of June 2025.

Signature of Notary Public
MATT DECKARD

My commission expires: 5/16/27

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MCD 74603217 QC101 01 0606

202506060044642

WITNESS the signature of the said party of the first part the day and year first above written.

A. Zarrinkafsh

Arshad Zarrinkafsh

STATE OF Tennessee

COUNTY OF Rutherford Acknowledgement

On this 5th day of June, 2025, before me personally appeared Arshad Zarrinkafsh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 5th day of June 2025.

MATT DECKARD

Signature of Notary Public

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 5/16/27

MCD 74603217 QC101 01 0606

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$197,600.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 67-4-409(a)(1)(D)**

Affiant

Soraya Soleimani

Subscribed and sworn to before me this 5th day of June 2025.

Notary Public Signature MATT DECKARD

My commission expires: 5/16/27

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MCD 74603217 QC101 01 0606

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 165130A15200CO

Land situated in the County of Davidson in the State of TN

BEING ALL OF LOT NO. 436, ON THE PLAN OF SECTION NINE, PEPPERTREE FOREST,

ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN PLAT BOOK 7900, PAGE 760, OF THE

REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE

FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Commonly known as: 4317 Mystic Valley Ct, Antioch, TN 37013-1675

Being the same property conveyed to Soraya Soleimani and Arshad Zarrinkafsh, Wife and Husband, by deed dated March 11, 2025 and recorded on March 19, 2025, of record in Deed Instrument/Case No. 20250319-0019499, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 06/05/2025 (date of document).

Affiant Signature

Jun 6, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 06 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE