Karen Johnson Davidson County
Batch# 1284361 DEEDQC
06/13/2025 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0046275

QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-AOH-QCD-25-412

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 June, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nassim Noorbakhsh	**New Owner**	
(NAME)	(NAME)	
412 Cedarmont		**16213012700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NASSIM NOORBAKHSH, OMEED NOORBAKHSH, ROYA NOORBAKHSH, AND NAVEED NOORBAKHSH ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

NASSIM NOORBAKHSH ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' 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 NO. 52 ON THE PLAN OF MONTE CARLO ESTATES, SECTION TWO A, OF RECORD IN BOOK 4955, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHAHRIAR NOORBAKHSH, BY DEED, FROM MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20021217-0155628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **SHAHRIAR NOORBAKHSH** HAVING SINCE DIED INTESTATE ON JANUARY 2, 2021, THE PROPERTY OF THE SAID **SHAHRIAR NOORBAKHSH** VESTED IN **NASSIM NOORBAKHSH, OMEED NOORBAKHSH, ROYA NOORBAKHSH, AND NAVEED NOORBAKHSH,** AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN **INSTRUMENT NO.** 20250530-0042607 AND **INSTRUMENT NO.** 20250530-0042608, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

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: **412 Cedarmont Drive, Nashville, TN, 37211**.

Witness our hands this the 12 day of June, 2025.

NASSIM NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **NASSIM NOORBAKHSH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of June, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

OMEED NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **OMEED NOORBAKHSH, SR.,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of May, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

ROYA NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **ROYA NOORBAKHSH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of May, 2025.

Notary Public
My Commission Expires: 03
(SEAL)

NAVEED NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **NAVEED NOORBAKHSH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of May, 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

NASSIM NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **NASSIM NOORBAKHSH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

OMEED NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared ~~OMEED~~ Roya **NOORBAKHSH, SR.,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained. AJ

Witness my hand and official seal, this the 1 day of June, 2025.

Notary Public
My Commission Expires: 3/22/29
(SEAL)

ANNABELLE LEDDY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 22, 2029
COUNTY OF WILLIAMSON

~~ROYA~~ NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **ROYA NOORBAKHSH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

NAVEED NOORBAKHSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **NAVEED NOORBAKHSH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

I, Adam H. Jefferson, 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 June 12, 2025 (date of document).

Affiant Signature

Date 6-12-2025

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES:

