Karen Johnson Davidson County
Batch# 1284652 DEEDQC
06/16/2025 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250616-0046687

QUITCLAIM DEED

MAIL RECORDED DEED TO:

AHMAD BEHROOZ MAIHANI
212 CEDARCREEK DRIVE
NASHVILLE, TN 37211

OWNER (SEND TAX BILLS TO):

AHMAD BEHROOZ MAIHANI
212 CEDARCREEK DRIVE
NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, AHMAD BEHROOZ MAIHANI, who acquired title as FNU BEHRUOZ, a married man, joined by his spouse, FNU FARIDA (herein, "Grantor"), whose address is 212 Cedarcreek Drive, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to AHMAD BEHROOZ MAIHANI, a married man (herein, "Grantee"), whose address is 212 Cedarcreek Drive, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 212 Cedarcreek Drive, Nashville, TN 37211

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 9th day of June, 2025

PIN NO: 162130082

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

FNU, who acquired title as FNU

AHMAD BEHROOZ MAIHANI, who acquired title as FNU BEHRUOZ

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, AHMAD BEHROOZ MAIHANI, who acquired title as FNU BEHRUOZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2025

[Affix Notary Seal]

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Karen R. Campbell
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept. 8, 2025

GRANTOR:

FNU FARIDA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, FNU FARIDA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2025

[Affix Notary Seal]

Karen R. Campbell
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.00.

Grantee:

Grantee signature: _____
AHMAD BEHROOZ MAIHANI

Subscribed and sworn to under oath before me, this 9th day of June, 2025 by AHMAD BEHROOZ MAIHANI.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

EXHIBIT A

[Legal Description]

BEING LOT NO. 55, REVISED SECTION ONE, CEDARWOOD ESTATES, AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK 4675, PAGE 62, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SCRIVENER'S AFFIDAVIT WAS RECORDED JUNE 21, 2018 AS INSTRUMENT NO. 20180621-0059848 OF OFFICIAL RECORDS.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20180427-0039759 on April 27, 2019.

PIN NO: 162130082

STREET ADDRESS:

212 Cedarcreek Drive, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Melissa Blackman, 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 7, 2025 (date of document).

Affiant Signature

6/10/2025
Date

State of New York

County of New York

Sworn to and subscribed before me this 10 day of June, 2025.

KRISTIN BUKSA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU6044547
Qualified In Nassau County
Commission Expires July 10, 2026

Notary's Signature

MY COMMISSION EXPIRES: July 10, 2026

NOTARY'S SEAL