Karen Johnson Davidson County
Batch# 1294228 DEEDQC
07/07/2025 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20250707-0053074

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 2025

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0285

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yusif Arizy, married	New Owner	Map: 18200012800
(NAME) 3810 Sam Boney Dr.	(NAME) 3810 Sam Boney Dr.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAFAR FARHOUDI, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YUSIF ARIZY, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Fifth Civil District of Davidson County, Tennessee, being a part of Tract 15 on the survey of a portion of the Burkitt Estate Farm, more fully described in a survey made by Donald R. Carver, July 12, 1976, as follows:

Beginning at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with Huffman's north fence line North 89 deg. 15' West 410.47 feet to an iron pin and a fence post; thence with Huffman's west fence line South 6 deg. 45' West 680 feet to an iron pin; thence with a new staked line North 6 deg. 00' 25" East 856.52 feet to an iron pin; thence South 83 deg. 10' East 1462.6 feet to an iron pin in the west margin of Battle Road South 34 deg. 35' East 196.25 feet to the point of beginning.

Being the same property conveyed to Jafar Farhoudi, a married man, by deed from Greg A. Heard, an unmarried man, of record in Instrument No. 20181107-0110216, dated November 6, 2018, Register's Office for said County.

This is unimproved property, known as 0 Battle Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of July, 2025.

Jafar Farhoudi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jafar Farhoudi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of July, 2025.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 July 3, 2025.

(AFFIANT) – Anita Lester

July 3, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me July 3, 2025.

My commission expires: 3.31.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON