QUITCLAIM DEED



LB-HD-25-3359

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 20 DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
Taghi Mohammadkhah	**New Owner**	
(NAME)	(NAME)	**148-02-0-091.00**
1524 Puryear Pl.,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **HAMIDULLAH DURANI, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TAGHI MOHAMMADKHAH** 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

Land in Davidson County, Tennessee, being Lot No 7 on the map of Luna Heights Subdivision, of record in Book 2854, Page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

BY DEED FROM

Being the same property conveyed to Hamidullah Durani, married Cindy L Diedrickson, single of record in Instrument No 20250617-0047507, Register's Office for Davidson County, Tennessee

Said property is not the principal residence of Hamidullah Durani.

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 **3359 Ezell Road, Nashville, Tennessee 37211**.

Karen Johnson
Batch # 1314700
08/26/2025 09 50 45 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250826-0068108

Witness my/our hand(s) this the 20 day of August, 2025

Hamidullah Durani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAMIDULLAH DURANI, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20 of August, 2025

Notary Public
My Commission Expires: _____
(SEAL)

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

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028