Karen Johnson Davidson County
Batch# 1323334 DEEDQC
09/17/2025 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250917-0074157

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ada L. Rastegar 4000 Anderson Road #11 Nashville, Tennessee 37217	NEW OWNERS	136-03-0A-011.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Allen Rastegar, a married man,** by these presents does hereby quitclaim and convey unto **Ada L. Rastegar, a married woman,** her heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, Being Townhouse No.11, Building No. 2 on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park of record in Plat Book 4460, Page 88, and as established by Master Deed of record in Book 4651, Page 412, Clarification of Master Deed of record in Book 4943,Page 692, Amendments of record in Book 4979, Page 939, Book 5083, Page 417 and Book 5189, Page 671 and Bylaws of record in Book 8115, Page 838, Book 9089, Page 765 and Instrument No. 200508170097909, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ada L. Rastegar and Allen Rastegar, wife and husband by Warranty Deed dated June 19, 2025, and recorded July 2, 2025, in Instrument No. 20250702-0052072, Register's Office of Davidson County, Tennessee.

Commonly known as: 4000 Anderson Road #11, Nashville, Tennessee 37217.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
11th day of September 2025.

Affiant

My commission expires: 7-3-2028
(Affix Seal)

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of September 2025.

Allen Rastegar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Allen Rastegar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 11th day of September 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title & Escrow, LLC. The undersigned hereby acknowledges that he is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title & Escrow, LLC is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned also acknowledges that he has had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences (e.g., voiding a short term rental permit), and assumes all liability if said transfer of the property via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Allen Rastegar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Allen Rastegar**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 11th day of September 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 11.

Affiant Signature

17th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

