Karen Johnson Davidson County
Batch# 1353328 DEEDQC
12/03/2025 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251203-0096068

Recordation Requested By/Return to:
MADISON SETTLEMENT SERVICES
901 WILSHIRE DRIVE, SUITE 540
TROY, MI 48084
File No. MMI-25-14843

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
AKBAR KHALEGHDAR ARAB and HENGAMEH ARAB	AKBAR KHALEGHDAR ARAB AND HENGAMEH ARAB	172-14-0A-087-00
519 LEGENDS RIDGE COURT FRANKLIN, TN 37069	519 LEGENDS RIDGE COURT FRANKLIN, TN 37069	

Executed this 17 day of october 2025

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **AKBAR KHALEGHDAR ARAB, WHO ERRONEOUSLY ACQUIRED TITLE AS AKBAR KHALEGHBAR ARAB AND HENGAMEH ARAB, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **AKBAR KHALEGHDAR ARAB AND HENGAMEH ARAB, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to Akbar Khaleghbar Arab and Hengameh Arab, husband and wife by Deed dated May 4, 2015 from Surinder Kumar and Neeru Bhandari, married, recorded May 15, 2015, in Instrument Number 20150515-0044744, in the Official Records of Davidson County, Tennessee.

Property known as, 1521 BRAEBURY CIRCLE AKA AS 1300 WEXFORD DOWNS, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

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 my hand this 17 day of October, 20 25.

KBAR KHALEGHDAR ARAB

HENGAMEH ARAB

STATE OF TN

COUNTY OF Williamson

Before me, Anthony Flowers of the state and county mentioned, personally appeared **KBAR KHALEGHDAR ARAB AND HENGAMEH ARAB** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Anthony Flowers
My Commission Expires: 4-3-2027

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 17 day of October, 2025

Notary Public
My commission expires: 4-3-2027

(seal)

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"
Legal Description

ALL THE CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 83, as shown on the map entitled Section Two, Wexford Downs, of record in Plat Book 9700, pages 593 and 594, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

172-14-0A-087-00

Tennessee Certification of Electronic Document

I Pam Macri, 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 October 17, 2025.

Affiant Signature

12-1-2025

Date

State of : Michigan

County of: Oakland

Sworn to and subscribed before me this 1st day of December 2025.

Shelby Cooper

Notary's Signature

MY COMMISSION EXPIRES: 12-18-2028

NOTARY'S SEAL

Shelby E Cooper
Notary Public State of Michigan
Macomb County
My Commission Expires 12/18/2028
Acting in the County of Oakland