THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1355713
12/09/2025 08 53 24 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251209-0097746

[PREPARER's DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument]

QUITCLAIM DEED

Address of New Owners	Send Tax Bills To	Tax ID No
INES ASUNCION HERNANDEZ 4312 Winton Drive Antioch, TN 37013	Owner	163-02-0-008 00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Wise Management, LLC**, hereinafter called the Grantor, does hereby Quitclaim unto **INES ASUNCION HERNANDEZ**, hereinafter called the Grantee, their successors and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit

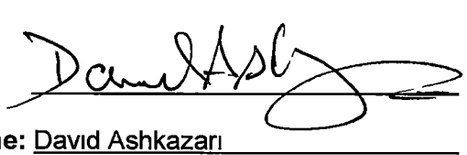
Land in Davidson County Tennessee, being all of **Lot No. 55, Hickory Highland Place, Phase 3**, of record in Plat Book 9700, Page 798, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to **Wise Management, LLC, and Ines Asuncion Hernandez** by Warranty Deed from HAMID AKBARI AND WIFE, SHAHLA SANAEI, filed on 12/02/2016, at Instrument No 20161202-0127004, Davidson County Register of Deeds

This is property commonly known as 4312 Winton Drive, Antioch, TN 37013 *
*Note An address is not a legal description of real property.

Witness the hand of the Grantor's authorized representative below, this 5TH **day of December, 2025:**

Wise Management, LLC (Grantor)

By: 

Name: David Ashkazari

Title: Managing Member

STATE OF Tennessee)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Ashkazari**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Managing Member** of **Wise Management, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Wise Management, LLC** for the purposes therein contained

Witness my hand and official seal on this the 5TH day of ~~December~~ **2025**.

NOTARY PUBLIC

My Commission Expires _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5TH DAY OF December, **2025**

Notary Public

My Commission Expires _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026