Karen Johnson Davidson County
Batch# 1404348 DEEDQC
04/10/2026 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260410-0029211

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Reza Rajab Tehrani 709 Evening Avenue Antioch, Tennessee 37013	Same as New Owner	182-01-0A-025.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Hajar Mohammad Ali Al Helveh ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Reza Rajab Tehrani (Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Section One of Phase One, Sunset Hills RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20070607-0068102, 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 Hajar Mohammad Ali Al Helveh and Reza Rajab Tehrani, wife and husband, of Instrument Number 20191121-0120482 dated the 19th day of November, 2019, and recorded on the 21st day of November, 2019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

This Instrument was prepared with information by the Grantee. 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 **709 Evening Avenue, Antioch, Tennessee 37013**

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 22nd day of July, 2025.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Hajar Mohammad Al Helveh, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 22nd day of July, 2025.

HAJAR MOHAMMAD ALI AL HELVEH

NOTARY PUBLIC

My Commission Expires: 7-6-26

BROOKE A. USHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

This Instrument Prepared by: and return to:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
611 Woodland Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 28th day of July, 2025.

BROOKE A. HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7-6-26

Certificate of Authenticity

I, Peter Ransey, 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 7/22/2025.

Date

Affiant Signature

7/22/2025

Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 22ND day of July, 20 25.

Notary's Signature

OFFICIAL SEAL
LOURDES SIMMS
Notary Public, State of Illinois
Commission No. 908205
My Commission Expires February 07, 2028

My Commission Expires: 2/7/28
Date

Notary's Seal (if on paper)