Karen Johnson Davidson County
Batch # 1483208 DEEDQC
10/12/2026 11:42:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093598

THIS INSTRUMENT PREPARED BY:
SHAWHIN BESHARAT (Not an Attorney)
374 CROTON DRIVE
MAITLAND, FLORIDA 32751

Address New Owner	**Send Tax Bills To**	**Map-Parcel No**
HASAN BESHARAT	Same	147-4
4820 FOLEY DRIVE # A		33
NASHVILLE, TN 37211		

QUIT-CLAIM DEED BOOK

FOR AND in consideration of the sum of $ -0- , I **SHAWHIN BESHARAT**, resided at 374 CROTON DRIVE MAITLAND, FLORIDA 32751, do hereby quitclaim and transfer and convey my interest unto **HASAN BESHARAT**, his successors and assigns, the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

Being Lot No. 76 of the Plan of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 76 fronts 155.04 feet on the easterly side of Foley Drive and runs back 216.5 feet on the northerly line and 229.6 feet on the southerly line, to a rear line, measuring 201.3 feet thereon.

Being the same property conveyed to **SHAWHIN BESHARAT** by deed from **MOHAMMAD BESHARAT** of record INSTRUMENT NUMBER 20260917-0086608, Register's Office, Davidson County, Tennessee.
This conveyance is made subject to all restrictive conveyance, easements and set-back lines that are applicable to the above described property of record.

This deed was prepared with information provided by SHAWHIN BESHARAT.

WITNESS this the 10 day of October, 2026.

Shawhin Besharat
Name

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the 12th Day of October, 2026.
P. Allen, Deputy Register

State of Florida Acknowledgement Notary Certificate

STATE OF FLORIDA
COUNTY OF Orange

On 10/10/2026, before me, ANTONIO CHERNOV, a notary public, personally appeared by physical presence, SHAWHIN BESHARAT who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached UIT-CLAIM DEED BOOK [name of document] instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR
Produced identification X Type of identification produced: FL DL & FL DL

(Signature of notary public)

My commission expires: 06/11/2029

NOTARY PUBLIC
ANTONIO CHERNOV
Notary Public, State of Florida
Commission# HH 682935
My comm. expires Jun. 11, 2029

Official Seal

STATE OF FLORIDA)

COUNTY OF ORANGE)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named, **SHAWHIN BESHARAT** who upon oath acknowledged himself to have full power and authority to execute the within and foregoing instrument, and with whom I am personally acquainted, and who acknowledged further that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in ~~Maitland~~ Winter Park, this the 10 day of October, 2026.

ANTONIO CHERNOV
Notary Public, State of Florida
Commission# HH 682935
My comm. expires Jun. 11, 2029

Notary Public

My Commission Expires: 06-11-2029

STATE OF FLORIDA)

COUNTY OF ORANGE)

The actual consideration
for this instrument is $ -0-

See Attachment