QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) , and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Khadijeh Lotfinia, hereinafter called the " Grantor " , do hereby quitclaim and convey all of my right, title and interest to My Son Meysam Ghorbani , herein the " Grantee " his heirs, successors and assigns , in and to that described as follows , to-wit :

Being the Northerly 58 feet of the Easterly 150 feet of Lot No. 1 on the Map of Hamilton's Subdivision of Lot No. 2 of the John Rains Propertry, as of record in Book No. 1, Page 97, of the County Court for said County, and described as follows :

BEGINNING at the Southwest corner of Rains Avenue and Merritt Avenue; running thence with the Southerly margin of Merritt Avenue, Westwardly 150 feet; thence Southerwardly, parallel with Rains Avenue, 58 feet; thence Eastwardly, parallel with Merritt Avenue, 150 feet to the Westerly margin of Rains Avenue; thence

Northwardly 58 feet to the beginning.BEING the same property conveyed to khadijeh Lotfinia by Warranty Deed from Donna Donnelly, dated December 18, 2008 and of record in Instrument Number 20081218-0121011, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Donna Donelly by Quitclaim Deed from Bertha T. shelton, dated May 9, 2002 and of record in Instrument Number 20020510-0057731, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved Property Known as
113 Rains Avenue, Nashville, TN 37203

Khadijeh Lotfinia
Affiant

State of : TN County of: Davidson
Subscribed and sworn to before me this 26th Day of February 2014.

Notary Public: [illegible]
My Commission Expires : 9/11/2017

BILL GARRETT, Davidson County
Trans:T20140013462 DEEDQC
Recvd: 02/26/14 13:49 2 pgs
Fees:12.00 Taxes:0.00

20140226-0016498

Notary Public

PICK-UP
T.A.I.

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

MAP & PARCELL
105 07 0 199.00

The actual consideration or value, whichever is greater, for this transfer is $ N - O - N - E

Khadijeh Ishimia
Affiant

State of : TN County of: Davidson
Subscribed and sworn to before me this 26th Day of February 2014.

Notary Public:
My Commission Expires : 9/11/2017

Notary Public

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY : **SAEID KIANI**
4124 Lealand Lane, Nashville, TN 37204

ADDRESS NEW OWNER AS FOLLOWS:
MEYSAM GHORBANI
317 Spicewood LN, Nashville, TN 37211

SEND TAX BILLS TO :
" NEW OWNER "