QUITCLAIM DEED

Prepared by: John G. Doak, Sr., Atty, TBA 2343, 2525 -A Lebanon Pike, Nashville, TN 37214
From Unverified Information Furnished by Grantors & Grantees

FROM: Seyed M. B. Shahebrahimi aka Mohammad B. Shahebrahimi aka Moe Shahebrahimi and Shohreh Hassanzadeh,
To: Mohammad B. Shahebrahimi and wife Nahid Mohammadzadeh
Address: 128 Haverford Drive Nashville TN 37205
Send Tax Bills To: Same

BILL GARRETT, Davidson County
Trans:T20150091113 DEEDQC
Recvd: 10/26/15 15:40 5 pgs
Fees:28.00 Taxes:462.50

20151026-0108843

Map 119-1 Parcel 283, 284, 285, and 276
Map 119-2 Parcels 272, 273, 274, 275, and 286

STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is: ~~$ None~~ 125,000.00 SH-H SH-H
Name Correction and in-family Transfer

10/26/2015

Affiant

Sworn to and subscribed before me on ~~07/25/2015~~

My Commission Expires on: ~~11/15/2016~~ 03-08-16

Notary Public

GREGER M. FOX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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TRACT 1, [Map 119-1, Parcel 285 (Lot 58) and Parcel 284 (Lot 59)]

Lots 58 and 59 in W.G. Thuss' Addition to Nolensville Pike as recorded in Book 332, Page149, Register's Office of Davidson County, Tennessee, said lots fronting a total of 100 feet on the north side of Oriel Street and extending northward, 150 feet between parallel lines to an alley.

TRACT 2, [Map 119-1 Parcel 276 (Lot 5)

Being Lot No.5 on the plan of the Subdivision of the East part of Mrs. Gray's property made by W.B. Southgate, Surveyor, not of record, being part of Lot No. 35 on the map of Cumberland Nurseries, as of record in Book No.161, Page 112, the Register's Office for said County.

Said Lot No.5 fronts 50 feet on the southerly side of Rose Avenue and runs back between parallel lines 166 feet to a dead line, the westerly line of said lot being 247 feet 6 inches westerly from Wickson Avenue.

Included in the above description, but specifically excluded from this conveyance is the following described property:

Being part of Lot No.5 on the unrecorded Plan of the Annie E. Gray Property. Beginning at a point in the southerly margin of Rose Avenue said point being Coulter M. Baggett's northeast corner; thence with said margin eastwardly 50 feet to the northwest corner of Lot No.4 of said unrecorded plan; thence south 59 degrees 35 minutes west 61.8 feet to Baggett's east boundary line; thence with said boundary northwardly 35.8 feet to the point of beginning and containing 895 square feet.

Being the same real property conveyed to Seyed M. B. Shahebrahimi and Shohreh Hassanzadeh, a ½ undivided interest each as tenants in common by Quitclaim Deed,

Tract 3, [Map 119-1 Parcel 283]

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of the W. G. Thuss Addition to Nolensville Pike, of record in Book 332, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Seyed M. B. Shahebrahimi and Shohreh Hassanzadeh a ½ undivided interest each as tenants in common by warranty Deed from James L. Wilson, of record as Document No. 200207110083655, Register's Office for Davidson County.

This conveyance is made subject to notes, easements, building setback lines, etc., if any, as may be set forth on the plan of W. G. Thuss addition to Nolensville pike, as of record in book 332, page 149, R.O.D.C.

Tract 4, [Map 119-2 Parcel 286 and Map 119-2 Parcels 272, 273, 274, and 275]

Parcel 286

Land in Davidson County Tennessee, Being lot 57 in W. G. Thuss' addition to Nolensville Pike as of record in Book 332, page 149, R.O.D.C.

Said lot 57 fronts 50 feet on the North side of Oriel Street and runs back Northwardly 150 feet between parallel lines.

Parcel 272

Land in Davidson County Tenn. being lot 9, plan of the subdivision of the East part of Mrs. Gray's property, not of record, described by survey of W. B Southgate, Surveyor, dated Sept. 24th 1925 as follows,

Beginning on the southerly margin of Rose Ave at a point 397.5 ft West of the westerly margin of Wickson Ave. being the corner of lots 8 & 9; thence with the line between said two lots, Southwardly 166 ft; thence North 86.5 degrees West 50 ft to the corner of lots 9 & 10; thence with the line between said lots Northwardly 166 ft to the Southerly margin of Rose Avenue; thence with said Avenue Eastwardly 50 ft to the beginning;

Included in the above described property but hereby excluded therefrom is a portion of said property heretofore conveyed to the State of Tennessee by an instrument in Rook 4371, page 271, Registers Office for Davidson County Tennessee, and described as follows:

Land in Davidson County Tennessee, being part of lot 9 on the plan of the subdivision of the east Part of Mrs. Gray's property not of record.

Beginning at a point in the southerly margin of Rose Avenue said point being » the northwest corner of Lot No. 8. 397 1/2 feet more or less west of the west margin of Wickson Avenue thence with the west boundary of said Lot No. 8 southwardly 143.1 feet to a point; thence South 59 degrees, 35 minutes West 39.6 feet to a dead line; thence with said dead line westwardly 18 feet to the southeast corner of Lot No. 10 on said plan; thence with the easterly boundary of Lot No. 10, Northwardly 166 feet to the southerly margin of Rose Avenue; thence with said margin Eastwardly 50 feet to the point of beginning and containing 0.182 acre.

Tract 3 Parcel 273

Land in Davidson County, Tennessee, being Lots No. 7 and 8 in the Subdivision of Mrs. Annie E. Gray's Property, being a subdivision of Lot No. 35 and the east part of Lot No. 36 on the Plan of the Cumberland Nurseries as of record in Book No. 161, Page 112, said Register's Office.

Said Lots begins at a point 297.6 feet westerly from the southwest corner of Rose Avenue to a point; thence at right angles Southwardly 166 feet to a point; thence at right angles easterly 100.6 feet to a point; thence at right angles Northwardly 166 feet to the beginning.

Being part of the property conveyed to James L. Wilson and Gregory P. Frye, as. joint tenants with right of survivorship, by Warranty Deed from Margaret Q. Giles of record in Book 5783, Page 44, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of said property conveyed to the State of Tennessee as of record in Book 4375, Page 969, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being parts of Lots 7 and 8 on the Plan of the Subdivision of Mrs. Annie E. Gray's Property as of record in Book 161, Page 112, Register's Office of Davidson County, Tennessee.

Beginning at a point in the southerly margin of Rose Avenue said point being James M. Bell's northwest corner; thence with Bell's westerly boundary line southwardly 103.8 feet to a point; thence South. 59 degrees, 35 minutes West 68 feet to a point in Paul Holladay's east boundary; thence with said boundary northwardly 143.1 feet to the said margin of Rose Avenue; thence., with said margin eastwardly 55 feet, more or less, to the point of beginning and containing .0.156 acres.

Tract 4: Parcel 274

Land in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 7 in the Subdivision of Mrs. Annie E. Gray's property being a subdivision of Lot No 35 and the east part of Lot No. 36 on the Plan of Cumberland Nurseries, as of record in Book 161, Page 112, Register's Office for said County. Said part of Lot No. 7 fronts 45 feet on the southerly side of Rose Avenue and runs back between parallel lines 166 feet to a dead line

Beginning at a point in the southerly margin of Rose Avenue said point being the northwest corner of Coulter M. Baggett's property; thence with Baggett's west boundry southwardly 71.6 feet to appoint; thence South 59 degrees, 35 minutes west 55.6 feet to fred Giles east boundary; thence with said boundary northward 103.8 feet to the southerly margin of Rose Avenue; thence with said margin eastwardly 45 feet to the point of beginning and containing 3,946 square feet.

Being the same property conveyed to James Wilson and Gregory P Frey as joint tenants with the right of survivorship from Willie Mai Woodroof by Warranty Deed of record in Bk 5783 page 50 R.O.D.C..

Tract 5: Parcel 275

Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of a Subdivision of the east part of Mrs. Gray's property made by W. B. Southgate, Surveyor, not of record, and being part of Lot No. 35 on the Map of Cumberland Nurseries, as of record in Book 161, Page 112, said Register's Office.

Said Lot No. 6 fronts 50 feet on the southerly side of Rose Avenue and runs back between parallel lines parallel with, and 247 feet 6 inches westerly from the westerly margin of Wickson Avenue 166 feet to a dead line.

Included in the above described property, but expressly excluded therefrom is that portion of said property conveyed to the State of Tennessee by Coulter M. Baggett et ux Bertha Pauline Baggett as of record in Book 4372, Page 573, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Subdivision of Mrs.-Gray's Property, not of record, described as follows:

Beginning at a point in the southerly margin of Rose Avenue, said point being Being James M. Bell's Northeast corner: thence with said margin eastwardly 50 feet to Roy A. Hickman's Northwest corner; thence with Hickman's West boundary, southwardly 35.8 feet to a point;

thence South 59 degrees, 35 minutes West 61.8 feet to the said Bell's east boundary; thence with said boundary northwardly 71.6 feet to the point of beginning and containing 2,685 square feet. Being the same property conveyed to James L. Wilson and Gregory P. Frye, as joint tenants with right of survivorship by Warranty Deed from Coulter M. Baggett et ux Bertha Pauline Baggett as of record in Book 5783, Page 47, Register's Office for Davidson County, Tennessee.

Parcels 272 through 275 were conveyed to Seyed M.B. Shahebrahimi and Shohreh Hassanzadeh a one half undivided interest each as tenants in common by warranty deed from James L. Wilson and Gregory P. Frye recorded as instrument 20020711-0083569 RODC.

Witness our Hands on ~~July 25, 2015~~ 10/26/2015 SH-H

Sayed M.B.Shahebrahimi

Shohreh Hassanzadeh

STATE OF TENNESSEE

Sworn to and subscribed before me a Notary Public in and for Tennessee by the above named Grantors in Nashville Tennessee on ~~7/25/2015.~~ 10/26/2015

Notary Public

My Commission expires on : ~~11/15/2016~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sayed M.B. Shahebrahimi and Shohreh Hassanzadeh, with whom I am personally acquainted (or proved to me on the basis as satisfactory evidence) and who upon oath acknowledged that they executed the Quitclaim Deed for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 26th day of October, 2015.

Notary Public

My Commission Expires:

03-08-16

