BILL GARRETT, Davidson County
Trans:T20170009589 DEEDQC
Recvd: 02/01/17 14:50 2 pgs
Fees:12.00 Taxes:0.00
20170201-0010880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF February, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL) DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires April 29, 2019

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBER
Hamidreza Parsa and Javad Salimi	New Owner	10503027500
(NAME) P.O. Box 1361	(NAME)	
(STREET ADDRESS) Brentwood, TN 37024	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FORM No. WD-1

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Best Built Construction, Inc., a Tennessee corporation as to fifty (50%) percent undivided interest, and Hamidreza Parsa, as to fifty (50%) percent undivided interest**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer, quitclaim and convey unto **Javad Salimi and Hamidreza Parsa,** hereinafter called the Grantee, Grantee's representatives, successors and assigns, all of Grantors' right, title and interest in and to a certain real property lying and being situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of John Nelson's Addition, as of record in Book 2, page 182, Register's Office for said County, and part of Lot No. 10 on the Plan of James W. Hamilton's Subdivision of Lot Nos.31, 32, etc., in said Nelson's Addition as of record in Plan Book 1, page 101, Chancery Court at Nashville, described as follows:

Beginning at the northwest corner of Second Avenue South, formerly Market Street and Hart Street, formerly Tutwiler Avenue; thence with the westerly margin of Second Avenue South, Northwardly 96 ft, more or less, to the southeast corner of the property conveyed to Clarence Taylor and wife, by deed from J.U.G. Rich and wife, of record in Book 742, page 277, said Register's Office; thence with said Taylor's Southerly line, westwardly 127 ft. more or less, to the easterly margin of an alley; thence with said alley, southwardly 12 ft., more or less, to the northerly margin of Hart Street; thence with said street, eastwardly 15 ft., more or less, to the beginning.

Being the same property conveyed to Best Built Construction, Inc., a Tennessee Corporation, as to fifty (50%) percent undivided interest, and Hamidreza Parsa, as to a fifty (50%) percent undivided interest by Warranty Deed from Rayburn McGowan, Jr., a 51% undivided interest, and Gregory E. Wood, a 40% undivided interest, dated April 22, 2016, recorded April 28, 2016, of record in Instrument No. 20160428-0041715, Register's Office for Davidson County, Tennessee and further Instrument of Correction of deed in Instrument No. 20160428-0041715, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

Christopher M. Corriveau executed this Instrument on behalf of Hamidreza Parsa pursuant to the Power of Attorney, executed by Hamidreza Parsa, dated January 30, 2015, of record in Instrument No: 20150202-0009697, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1267 2nd Avenue South, Nashville, Tennessee 37210.

Witness my hand this 1 day of February, 2017.

Best Built Construction, Inc.,
a Tennessee Corporation as to a fifty (50%) undivided interest

By: _____
Javad Salimi, President

Hamidreza Parsa as to a fifty (50%) undivided interest

By: Hamidreza Parsa by /.m mm/, attorney in fact
Hamidreza Parsa by Christopher M. Corriveau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Javad Salimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Best Built Construction, Inc., the within named bargainor, a corporation, and that he is authorized by Best Built Construction, Inc., to execute this instrument on its behalf.

Witness my hand and seal this 1 day of February, 2017.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

_____
Notary Public
My commission expires: 4-28-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Christopher M. Corriveau, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Hamidreza Parsa, as Attorney-in-Fact, as the free Act and Deed of the said Hamidreza Parsa.

Witness my hand and seal this 1 day of February, 2017.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

_____
Notary Public
My commission expires: 4-28-19