FORM No. WD-1

BILL GARRETT, Davidson County
Trans:T20170009600 DEEDQC
Recvd: 02/01/17 14:59 2 pgs
Fees:12.00 Taxes:0.00
20170201-0010904

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 1st DAY OF February, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-28-19

(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 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	08111007900
(NAME)	(NAME)	
9418 Green Hill Circle		
(STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Hamidreza Parsa** , hereinafter called the Grantor, have bargained and sold and by these presents do transfer, quitclaim and convey unto **Hamidreza Parsa, as to a fifty (50%) interest, and Javad Salimi, as to a fifty (50%) interest,** 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 Lot No. 4, on the Map of the Subdivision of the West part of Lot No. 2, in the Harding Lytle Tract, as of record in Book 974, page 52, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 4 fronts 50 feet on the South side of Alameda Street and runs back between lines 164.1 feet on the West line and 163.6 feet on the east line, to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Hamidreza Parsa by Warranty Deed from Amanda Dean, as Successor Trustee for The 2307 Alameda Street Trust, dated May 16, 2016, recorded May 20, 2016, of record in Instrument No. 20160520-0050480, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Andy Maloney, as Trustee for The 2307 Alameda Street Trust by Warranty Deed from Ruth E. Johnson and Veverly M. Hampton and Warner B. Jenkins, Jr., the heirs-at-law of Warner B. Jenkins, Sr., dated April 25, 2016, recorded May 4, 2016, of record in Instrument No. 20160504-0043902, said Register's Office, and further, being the same property conveyed to Warner B. Jenkins and Ruth E. Johnson by Quitclaim Deed from Wilbert B. Jenkins, dated March 19, 2009, recorded March 30, 2009, of record in Instrument No. 20090330-

0028224, said Register's Office. The said Warner B. Jenkins aka Warner B. Jenkins, Sr. having since died on September 30, 2015. Warner B. Jenkins, Jr. was appointed Administrator of The Estate of Warner B. Jenkins, Sr., having been entered into Probate on April 7, 2016, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division - Case No. 16P-527. Warner B. Jenkins, Jr. and Veverly M. Hampton being the sole heirs-at-law of Warner B. Jenkins, Sr.

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 2307 Alameda, Nashville, Tennessee 37208.

Witness my hand this 1st day of February, 2017.

Hamidreza Parsa by C.M.C., attorney in fact

Hamidreza Parsa, by Christopher M. Corriveau, his Attorney in Fact

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 1st day of February, 2017.

Deborah L. Bissell

Notary Public
My commission expires: 4-28-19

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