BILL GARRETT, Davidson County
Trans:T20170016522 DEEDQC
Recvd: 02/24/17 14:52 3 pgs
Fees:17.00 Taxes:0.00
20170224-0018851

RECORDING REQUESTED BY:

Joan Lamb Siami

INSTRUMENT PREPARED BY:

Ghodrat Siami
1117 Park Ridge Drive
Nashville, Tennessee 37215

(Above reserved for official use only)

RETURN DEED TO:

Ghodrat & Joan Siami
1117 Park Ridge Dr.
Nashville, Tennessee 37215

SEND TAX STATEMENTS TO:

Ghodrat & Joan Siami
1117 Park Ridge Dr.
Nashville, Tennessee 37215

Tax Parcel/APN # [redacted]

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE

DATE: 2-24-2017

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $0.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter **"Grantor"**) hereby quitclaims to the below-named grantees (hereinafter **"Grantees"**) and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 1117 Park Ridge Drive, Nashville, Davidson County, Tennessee 37215 (the **"Property"**).

Legal Description: Parcel ID: 144 03 0 021 .00 Ghodrat Siami, Trustee 1117 Park Ridge Drive, Nashville, TN 37215, Lot 7 Sec 3 Chickering Park, Acreage - 2.43
(See attached)

Subject to the following encumbrances or other restrictions: Property includes residence, 2.43 acre, house & outside structures, furnishings (contents), all improvements, and additions added since original purchase; land use R11.

Grantor

Grantor: Ghodrat Siami, as trustee on behalf of the Siami Trust
Marital Status: Not applicable
Address: 1117 Park Ridge Drive
Nashville, Tennessee 37215

Grantees

Grantee: Joan Lamb Siami
Marital Status: Married
Address: 1117 Park Ridge Drive
Nashville, Tennessee 37215

Joan Lamb Siami's Spouse: Ghodrat Siami
Address: 1117 Park Ridge Drive
Nashville, Tennessee 37215

Grantee: Ghodrat Siami
Marital Status: Married
Address: 1117 Park Ridge Drive
Nashville, Tennessee 37215

Ghodrat Siami's Spouse: Joan Lamb Siami
Address: 1117 Park Ridge Drive
Nashville, Tennessee 37215

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantees on 2-24-2017.

Grantor (or authorized agent) MD
Signed: G. Siami
on behalf of the Siami Trust
Print Name: GHODRAT A. SIAMI

Joan Lamb Siami
Joan Lamb Siami

Witnesses

On this the 24 day of February, 2017, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:
Ghodrat A. Siami - TN Drivers License
Joan Lamb Siami - TN Drivers License (names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

Mary Becker Menendez
Mary Becker Menendez

MARY BECKER MENENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 3, 2020

(see attached)

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Section Three, Chickering Park, of record in Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 230.0 feet on the southwesterly margin of Park Ridge Drive and extends back 296.2 feet on the northwesterly line and 495.4 feet on the easterly line to a dead line in the rear, measuring 382.3 feet thereon.

Being the same property conveyed to G. Siami and wife, Fatimah Siami by Quitclaim Deed dated February 22, 1982 and recorded in Book 5857, page 323, said Register's Office. The said Fatimah Siami has since died.

This is improved property known as 1117 Park Ridge Drive, Nashville, TN 37205.

Also, being the same property conveyed to THE SIAMI IRREVOCABLE FAMILY TRUST BY Instrument # 20110706-0051750, RODC., TN