BILL GARRETT, Davidson County
Trans:T20170074240 DEEDQC
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Fees:12.00 Taxes:0.00
20170825-0087467

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

MT6790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2017.

Notary Public

My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nastaran Salimi 4704A Kentucky Ave Nashville, TN 37209	CB&S Bank 200 Jackson Ave South Russellville, AL 35653	091-07-4F-002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Yasaman Salimi and Nastaran Salimi, as tenants in common** ("Grantor") does hereby quitclaim and convey unto **Nastaran Salimi unmarried** ("Grantee"), her heirs and assigns, all of the my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING certain private element unit(s) situated in Davidson County, Tennessee, being Unit "B", on the Plan of 4704 Kentucky Avenue Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for 4704 Kentucky Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20161011-0107309, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4704 Kentucky Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part

hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Being the same property conveyed to Yasaman Salimi and Nastaran Salimi, as tenants in common by Warranty Deed from David Shinkarev, unmarried, dated August 1, 2016, recorded August 3, 2016, in Instrument No. 20160803-0080544, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4704 A Kentucky Ave, Nashville, Tennessee 37209**.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2017.

X _____
Yasaman Salimi

X _____
Nastaran Salimi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yasaman Salimi and Nastaran Salimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2017.

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 11-3-20