Bill Garrett Davidson County Batch# 76220 DEEDQC 04/04/2018 11:17:45 AM 2 pgs Fees: $12.00 Taxes: $0.00 20180404-0031585	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 3rd DAY OF April, 2018. NOTARY PUBLIC MY COMMISSION EXPIRES: 3/8/2021

JIM CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

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 NUMBERS
Javad Salimi Hamidreza Parsa	New Owner	105-09-0-137.00
(NAME) P.O. Box 1361	(NAME)	105-09-0-139.00
(STREET ADDRESS) Brentwood, TN 37024	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Javad Salimi**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer, quitclaim and convey unto **Javad Salimi, as to a fifty (50%) percent interest, and Hamidreza Parsa, as to a fifty (50%) percent interest, as tenants in common,** 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:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 23 on the Map of the Bransford Realty Company's Subdivision of the north part of A.B. Hill's Subdivision of the

Plant Lands, as of record in Book 421, page 77, Register's Office for Davidson County, Tennessee.

Said Lot 23 fronts 40 feet on the southerly side of Wade Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Javad Salimi, by Quitclaim Deed from Best Built Construction, Inc., a Tennessee corporation, dated February 1, 2017, of record in Instrument No. 20170201-0010902, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1105 Wade Avenue, Nashville, TN 37203

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 21 on the Map of the Bransford Realty Company's Subdivision of the north part of A.B. Hill's Subdivision of the Plant Lands, as of record in Book 421, page 77, Register's Office for Davidson County, Tennessee.

Said Lot 21 fronts 40 feet on the south side of Wade Avenue and extends back southerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Javad Salimi, married, by Warranty Deed from Frank Maxwell, III, dated April 7, 2017, of record in Instrument No. 20170410-0034727, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1109 Wade Avenue, Nashville, TN 37203

This property is not a primary 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.

Witness my hand this 3rd day of April, 2018.

Javad Salimi

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.

Witness my hand and seal this 3rd day of April, 2018.

Notary Public
My commission expires: 3/8/2020

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021