This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5166

Karen Johnson Davidson County
Batch# 308030 DEEDQC
10/30/2019 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191030-0111102

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of October, 2019.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
X5 Construction, LLC 101 Tilbury Cir Brentwood, TN 37027	New Owner	091-12-0-265.00

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, I/we **Hamidreza Parsa**, married man** ("Grantor") do/does hereby quitclaim and convey unto **X5 Construction, LLC** a Tennessee limited liability company, ("Grantee"), his/her/their heirs and assigns, all of the 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:

LAND in Davidson County, Tennessee, being Lot No. 6, in the Subdivision of Part of Lot No. 8 on the Plan of Clifton Plan of Lots, as shown on plat of record in Plat Book 21, page 35, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Correy Street or Delaware Avenue, 70 feet westerly from the western margin of Watson Street; thence northwardly 156.04 feet to the center of a 12 foot alley; thence with the center of said Alley, westerly 50 feet; thence parallel with the first line, southerly 157.75 feet to the northerly margin of Correy Street or Delaware Avenue; thence with the northerly margin of said Street or Avenue, easterly 50 feet to the beginning corner.

Being the same property conveyed to Hamidreza Parsa by Warranty Deed from Cornerstone Investments, Inc. of record in Instrument No. 20190920-0095589 Register's

Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 20, 2019.

** 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 statute.

This is improved property located at: **3902 Delaware Avenue, Nashville, TN 37209**

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 29th day of October, 2019.

GRANTOR:

Hamidreza Parsa by C. M. Corr, his attorney-in-fact

Hamidreza Parsa, by Christopher M. Corriveau, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau the within named bargainor(s), 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 ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of October, 2019.

Rozalind Ruth

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.
2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this
29th day of October, 2019.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

