THIS INSTRUMENT PREPARED BY:

Dan W. Holbrook, Esq.
Egerton McAfee Armistead & Davis, P.C.
900 S. Gay Street, Suite 1400
Knoxville, Tennessee 37902

Karen Johnson Davidson County
Batch# 532954 DEEDQC
12/14/2020 12:55:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201214-0146908

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer is zero dollars ($0.00).

Affiant

Subscribed and sworn to before me this 8 day of December, 2020 at Nashville, TN.

Notary Public

Douglas R. Sipes
Commission Expires
03-08-2021

My Commission Expires: _____

DOUGLAS R. SIPES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID
Nikki Nazzy Hashemian 829 Melpark Court Nashville, Tennessee 37204	Nikki Nazzy Hashemian 829 Melpark Court Nashville, Tennessee 37204	105140N03700CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Hashem Mehrdad Hashemian**, married (hereinafter referred to as "Grantor"), by these presents does hereby quitclaim and convey unto **Nikki Nazzy Hashemian**, unmarried (hereinafter referred to as "Grantee"), and her heirs, executors, administrators, and assigns, all rights and interests that he might have in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land situated in Davidson County, Tennessee, being Unit 37, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-001307, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.
>
> BEING the same parcel of real property conveyed to Hashem Mehrdad Hashemian, married, from Melpark Partners LLC, a Tennessee Limited Liability Company, by Special Warranty Deed recorded June 9, 2016, and of record as Instrument Number 20160609-0058621 in the Register's Office for Davidson County, Tennessee.

WITH THE HEREDITAMENTS AND APPURTENANCES thereto appertaining, hereby releasing all claim to homestead and dower therein.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS pertaining to this property as recorded in the Register's Office for Davidson County, Tennessee and elsewhere in Davidson County, Tennessee.

A BOUNDARY SURVEY WAS NOT MADE AT THE TIME OF THIS CONVEYANCE. THIS DEED WAS PREPARED FROM THE PREVIOUS DEED OF RECORD. THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY PROVIDED HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23 day of October, 2020.

H. M. Hashemian

Hashem Mehrdad Hashemian, Grantor

ACKNOWLEDGMENT

State of Tennessee)

County of KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Hashem Mehrdad Hashemian**, Grantor, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of October, 2020.

Rachel Stokes

Notary Public

My Commission Expires: 11/27/2022

RACHEL STOKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX