QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ernest O. Brown III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2020.

Mary Gail Porter
Notary Public

Commission Expires 1/10/2023

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 558552 DEEDQC
01/21/2021 12:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210121-0009277

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER
The Jimmy Russell Stevenson GST Exempt Trust 208 Rustic Court Old Hickory, TN 37138	Same	072 09 2Y 001.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **KIPM, INC. dba KURDISH INTERNATIONAL PROPERTY MANAGEMENT, a Tennessee corporation** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **DONNA L. STEVENSON, AS TRUSTEE OF THE JIMMY RUSSELL STEVENSON GST EXEMPT TRUST** (hereinafter called the "Grantee), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of the Delmas Avenue Residences I, a Horizontal Property Regime established pursuant to the Declaration of Covenants, Conditions and Restrictions for Delmas Avenue Residences I of record at Instrument No. 20181221-0124390 in the Register's Office for Davidson County, Tennessee, said Unit No. A being as depicted on Exhibit C to the Declaration, and being subject to the Declaration, and Exhibits thereto, to which reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Grantor herein by Warranty Deed of record in Instrument No. 20180711-0067084, Register's Office for Davidson County, Tennessee.

This is improved property consisting of a duplex dwelling with the west side duplex (the left side facing the duplex from Delmas Avenue) being known as 925A Delmas Avenue, Nashville, TN 37216, and the east side duplex (the right side facing the duplex from Delmas Avenue) being known as 925B Delmas Avenue, Nashville, TN 37216.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 15 day of January, 2020.

KIPM, INC. dba KURDISH INTERNATIONAL PROPERTY MANAGEMENT, a Tennessee Corporation, Grantor

By: _____, Owner & President
Vejin Tahir, Owner & President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, Vejin Tahir, with whom I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged that he is the Owner & President of KIPM, Inc. dba Kurdish International Property Management, a Tennessee corporation, the within named bargainor, and in my presence executed the within instrument, further upon oath acknowledging that he did so in his official capacity for the purposes of binding said bargainor hereto, by signing his name as such officer of bargainor, freely and voluntarily and for the purposes therein contained.

Witness my hand and official seal this 18 day of January, 2020.

Commission Expires: 10/2/2023

NOTARY PUBLIC

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature

My Commission Expires: January 10, 2023