THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave. Ste 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 574172 DEEDQC
02/22/2021 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210222-0020636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2021.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stan Dibin 5404 Village Way Nashville, TN 37211	New Owner	92-6-657.00 & 092 06 0 708.00

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, **Hamidreza Parsa, married**** ("Grantor") does hereby quitclaim and convey unto **Stan Dibin** ("Grantee"), her heirs their successors 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 Nos 1 & 2 in Dr. Boyd McNairy's Subdivision Resubdivision of the Northerly Part of Lot 12, of record in Instrument No. 20170731-0077368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hamidreza Parsa by Warranty Deed from Jeffrey Boone, an unmarried man, and Mark Musgrove, an unmarried man, dated December 8, 2016 and recorded December 9, 2016, of record in Instrument No, 20161209-0129386, Register's Office for Davidson County, Tennessee.

** 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. 26-2-307 or other similar statute.

This is unimproved property located at: 736 25th Avenue North & 2421 Booker Street, Nashville, TN 37208

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 12th day of February, 2021.

Hamidreza Parsa by /. m. Corriveau 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 12th ~~day~~ of February, 2021.

Rozalind Ruth
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: 3-6-2024

