This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10625-RR

Karen Johnson Davidson County
Batch# 594456 DEEDQC
03/18/2021 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210318-0035816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2021.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Ali Shahosseini 1707 Stillwater Circle Brentwood, TN 37027	New Owner	081-07-0-357.00

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, **ALI SHAHOSSEINI, TRUSTEE OF THE ZABIHOLLAH SHAHHOSSEINI LIVING TRUST DATED NOVEMBER 24, 2020** ("Grantor") do hereby quitclaim and convey unto **ALI SHAHOSSEINI** ("Grantee"), his 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 the north 5 feet of Lot No. 55 and all of Lot No. 56, on the plan of Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Plan, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Said north 5 feet of Lot No. 55 and all of Lot 56 adjoin and front together 55 feet on the easterly side of 12th Avenue North, formerly Epps Street, and extend back between parallel lines, 115 feet to an alley.

Being a portion of the property conveyed to Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020, by Warranty Deed from JDM Development, LLC, a Tennessee limited liability company, dated February 24, 2021, recorded March 1, 2021, of record in Instrument No. 20210301-0025603, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **1804 12th Avenue North, Nashville, TN 37208**

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 16th day of March, 2021.

GRANTOR:

ZABIHOLLAH SHAHHOSSEINI LIVING
TRUST DATED NOVEMBER 24, 2020

By: _____
Ali Shahosseini, Trustee

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 Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained as Trustee of said Trust.

WITNESS my hand and seal at office this 16th day of March, 2021.

AMANDA BYNUM NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

Amanda Bynum
Notary Public
My Commission expires: 03/17/2024

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

