This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
1-10977-TH

Karen Johnson Davidson County
Batch# 703792 DEEDQC
08/24/2021 02:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210824-0114359

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

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20 day of August, 2021.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamidreza Parsa 9418 Green Hill Cir. Brentwood, TN 37027	New Owner	Combining #s: 131084A00100CO 131084A00200CO 131084A90000CO

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, that I, **Hamidreza Parsa, a married man** ("Grantor") does hereby quitclaim and convey unto **Hamidreza Parsa, a married man** ("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 being more particularly described as follows:

TRACT 1:
Land in Davidson County, Tennessee being Unit A of the HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, as shown on Plat marked Exhibit B and described in that certain Declaration of Covenants, Conditions, and Restrictions for HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210721-0098143, and further amended and revoked of record in Instrument No. 20210823-0113257, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the property conveyed to Hamidreza Parsa by Warranty Deed from Caleb N. Griffin and Emily Griffin, husband and wife, of record in Instrument No. 20210223-0022382, in the Register's Office for Davidson County. Then Being further encumbered by the certain Declaration of Covenants, Conditions, and Restrictions for HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210721-0098143, and further amended and revoked of record in Instrument No. 20210823-0113257, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee being Unit B of the HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, as shown on Plat marked Exhibit B and described in that certain Declaration of

Covenants, Conditions, and Restrictions for HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210721-0098143, and further amended and revoked of record in Instrument No. 20210823-0113257, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the property conveyed to Hamidreza Parsa by Warranty Deed from Caleb N. Griffin and Emily Griffin, husband and wife, of record in Instrument No. 20210223-0022382, in the Register's Office for Davidson County. Then Being further encumbered by the certain Declaration of Covenants, Conditions, and Restrictions for HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210721-0098143, and further amended and revoked of record in Instrument No. 20210823-0113257, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

TRACT 3:
Land in Davidson County, Tennessee being all of the Limited Common Elements for Unit A, the Limited Common Elements for Unit B, and the Common Area of the HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, as shown on Plat marked Exhibit B and described in that certain Declaration of Covenants, Conditions, and Restrictions for HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210721-0098143, and further amended and revoked of record in Instrument No. 20210823-0113257, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the property conveyed to Hamidreza Parsa by Warranty Deed from Caleb N. Griffin and Emily Griffin, husband and wife, of record in Instrument No. 20210223-0022382, in the Register's Office for Davidson County. Then Being further encumbered by the certain Declaration of Covenants, Conditions, and Restrictions for HOMES AT 4306 SCENIC DRIVE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210721-0098143, and further amended and revoked of record in Instrument No. 20210823-0113257, Register's Office for Davidson County, Tennessee.

This property is not and was never a primary residence of the grantor and as such is not subject to any homestead, dower, or other marital interest.

THE PURPOSE OF THIS TRANSFER IS TO COMBINE "TRACT 1", "TRACT 2", AND "TRACT 3" INTO ONE TRACT WITH THE SAME PARCEL IDENTIFICATION NUMBER.

This is ☐ improved or ☒ unimproved property located at: **4306 Scenic Drive, Nashville, TN 37210.**

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.

202108240114359

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of August, 2021.

GRANTOR:

Parsa

Hamidreza Parsa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hamidreza Parsa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of August, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202108240114359

Certificate of Authenticity

I, Jim Myers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2021.

Affiant Signature

8/24/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this Tuesday, August 24, 2021

Notary's Signature

My Commission Expires: 11/6/24

Notary's Seal (if on paper)

