Name and Address of New Owner:
Ali Shahosseini
Zabihollah Shahhosseini
1707 Stillwater Circle
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 813853 **DEEDQC**
03/02/2022 12:16:41 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20220302-0023686

Map & Parcel Nos: 119-10-0-192.00, 119-14-0-307.00, 043-00-0-030.00, 148-15-0-214.00, 119-10-0-034.00, 105-15-0-256.00, 105-16-0-D-001.00CO & 105-15-0-D-002.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **STS Property Group, LLC,** a Tennessee limited liability company "the Grantor," has bargained and sold and by these presents does hereby transfer, quitclaim and convey unto **Ali Shahosseini and Zabihollah Shahhosseini,** as tenants in common, "the Grantees," Grantee's heirs and assigns, all of Grantors right title and interest in and to the following described real estate in Davidson County, Tennessee:

TRACT I:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 10 FEET OF LOT NO. 2 AND ALL OF LOT NO. 3 OF BLOCK I ON THE PLAN OF WOODBINE COURTS, SECTION 2, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH ENGINEERS, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SIMMONS AVENUE AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO CHARLES R. MAYFIELD AND WIFE, BY DEED FROM CLARA O. SAINDON, OF RECORD IN BOOK 1340, PAGE 532, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 56.1 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHWESTERLY DIRECTION 77.4 FEET TO THE SOUTHERLY MARGINOF THOMPSON LANE; THENCE WITH THE SOUTHERLY MARGIN OF SAID LANE, WESTWARDLY 101.1 FEET; THENCE SOUTHWARDLY 105 FEET TO THE NORTHWEST CORNER OF THE MAYFIELD PROPERTY; THENCE WITH MAYFIELD'S NORTHLY LINE, EASTWARDLY 150 FEET TO THE BEGINNING.

BEING ALL OF THE SAME PROPERTY CONVEYED TO STS PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM HAMID T. GOLZARIAND, ALI SHAHOSSEINI AND ZABOLLAH SHAHOSSEINI, DAYED FEBRUARY 3, 2009, OF RECORD IN INSTRUMENT NO. 20090218-0013538,

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2901 Simmons Avenue, Nashville, Tennessee 37211

TRACT II

Land in Davidson County, Tennessee, being the westerly part of Lot No. 7 on the plan of Stump's Sunrise Heights Subdivision as of record in Book 332, Page 107, Registers Office for said County, described as follows:

Beginning at a point on the northerly margin of Sunrise Avenue, 50 feet westwardly with said Avenue, 11.5 feet to the easterly margin of an alley; thence with said alley, northwestwardly 1775.5 feet to a turn in said alley; thence northeastwardly 5 feet to the southerly margin of another alley; thence eastwardly with said alley 90 feet; thence southwardly 160 feet, more or less, to the beginning.

Being all of the same property conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Special Warranty Deed from Bank of New York as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2006-3, dated January 30, 2009, of record in Instrument No. 20090423-0036733, Register's Office for Davidson County, Tennessee.

This is improved property located at 326 Sunrise Avenue, Nashville, Tennessee 37211

TRACT III

Land in Davidson County, Tennessee, being more particularly described to-wit:

Beginning at a concrete monument in the easterly margin of the Louisville and Nashville Railroad and the southwest corner of the herein described tract; said concrete monument being North 0 degrees 28' West a distance of 658,4' from another concrete monument at the end of a 6437.0 radius curve in the easterly margin of the Louisville and Nashville Railroad and continuing as follows: North 0 degrees, 28' West a distance of 97.31' to an iron pin; thence, leaving the easterly margin of the Louisville and Nashville Railroad, South 89 degrees, 03' East a distance of 207.38 to an iron pin in the westerly margin of Gallatin Pike and the northeast corner of the herein described tract; thence, with the westerly margin of the Gallatin Pike, south 14 degrees 20' West a distance of 100.00' to an iron pin; thence, leaving the westerly margin of Gallatin Pike, North 89 degrees 03' West through a highway marker at 11.28' , a total distance of 181.83' to the point of beginning and containing 0.434 acres, more or less, per survey by Turner Engineering Company, Inc. dated August 18, 1971.

Being the same property conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Warranty Deed from Theofil Dragos and wife, Mirela Dragos, dated February 17, 2009, of record in Instrument No. 20090218-0013571, Register's Office for Davidson County, Tennessee.

This is improved property located at 1105 Gallatin Road, Madison, Tennessee 37115

TRACT IV:

Land in Davidson County, Tennessee, being Lot 20, Apache Hills, Section 6 as shown on Plat of record in Plat book 5200, page 17 and surveyor's certificate of correction of record Book 5530, Page 660 and Book 5591, Page 664 (erroneously omitted in prior legal) in the Register's office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated April 8, 2013, of record in Instrument No. 20130410-0035276, Register's Office for Davidson County, Tennessee.

This is improved property located at 4149 Eastview Drive, Nashville, Tennessee 37211

TRACT V:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 6TH, FORMERLY THE 9TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY OF LOGAN STREET, SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE ALONG SAID RIGHT OF WAY N 07 DEGREES 51 MINUTES 18 SECONDS E, A DISTANCE OF 60 FEET; THENCE S 84 DEGREES 47 MINUTES 20 SECONDS E A DISTANCE OF 163.47 FEET; THENCE S 07 DEGREES 37 MINUTES 53 SECONDS W, A DISTANCE OF 60 FEET; THENCE N 84 DEGREES 47 MINUTES 20 SECONDS W, A DISTANCE OF 163.71 FEET TO THE POINT OF BEGINNING, CONTAINING 9805.8 SQ. FEET, OR .23 ACRES MORE OR LESS, ACCORDING TO A SURVEY DATED 12/20/2004, PERFORMED BY JOHN KOHL & COMPANY, P.C., JEFFREY A. LEOPARD, SURVEYOR, TN RLS NO. 2415, 400 SEVENTH AVENUE SOUTH, NASHVILLE, TN 37203.

BEING THE SAME PROPERTY CONVEYED TO STS PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM HAMID TOOLOGOLZARI AND ALI SHAHOSSEINI AND ZABIH SHAHOSSEINI, DATED FEBRUARY 3, 2009, OF RECORD IN INSTRUMENT NO. 20090218-0013539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2838 LOGAN ST, NASHVILLE, TN. 37211

TRACT VI:
Land in Davidson County, Tennessee, Being Lot Nos. 29 and 30 of the Jane Watkins Tract, of record in Book 2, page 108, Register's Office for said County, as follows:

Said Lots Nos. 29 and 30 adjoin and front 156 feet, more or less on the southerly side of Vivelle Street and run back 165 feet, more or less on the westerly line which is the easterly margin of Nolensville Road and 150 feet, more or less on the easterly margin to an ally measuring 84 feet, more or less, thereon.

Being same conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Hamid Toloogolzari and Ali Shahhosseimi and Zabihollah Shahhosseimi, dated February 3, 2009, of record in Instrument No. 20090218-0013540, Register's Office for Davidson County, Tennessee, and further being conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from STS Property Group, LLC, a Tennessee limited liability company, dated August 19, 2013, of record in Instrument No. 20130822-0088656, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2194 Nolensville Pike, Nashville, TN 37211

TRACT VII:
Being certain private element units situated in Davidson County, Tennessee, being Units 340 and 342, together with the appurtenant common elements, of 340 Vivelle Avenue Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 340 Vivelle Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20170126-0008624, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on site-plan of Horizontal Property Regime of 340 Vivelle Avenue Townhomes, attached as an Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 340 Vivelle Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as an exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being same conveyed to STS Property Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from STS Property Group, LLC, a Tennessee limited liability company, dated November 17, 2016, of record in Instrument No. 20161123-0123784, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 340 & 342 Vivelle Avenue, Nashville, TN 37211

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of February, 2022.

GRANTOR:

STS PROPERTY GROUP, L.L.C.,
a Tennessee limited liability company

By: _____
HAMID TOLOOGOLZARI, MEMBER

By: _____
ALI SHAHOSSEINI, MEMBER

By: _____
ZABIHOLLAH SHAHHOSSEINI, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hamid Toloogolzari, Ali Shahosseini and Zabihollah Shahhosseini, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be a Members of STS Property Group, L.L.C, the within named bargainor, a Tennessee limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Hamid Toloogolzari, Ali Shahosseini and Zabihollah Shahhosseini as its Members.

Witness my hand and official seal this 28 day of February, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public
My Commission Expires: 3/3/2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28 day of February, 2022.

Notary Signature
My commission expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025