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

Karen Johnson Davidson County
Batch# 847998 DEEDQC
04/29/2022 09:39:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220429-0049655

Send Tax Bills To:
New Owner

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

Map & Parcel Nos: 119-14-0-307.00, 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, **Ali Shahosseini and Zabihollah Shahhosseini,** as tenants in common "the Grantor," have bargained and sold and by these presents do hereby transfer, quitclaim and convey unto **Ali Shahosseini and Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust u/a/d November 24, 2020,** as tenants in common, "the Grantees," Grantee's heirs, successors 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 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.

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

TRACT II:
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.

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

TRACT III:
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.

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

TRACT IV:
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.

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

TRACT V:

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.

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

Being a portion of the same properties conveyed to Ali Shahosseini and Zabihollah Shahhosseini, as tenants on common, by Quitclaim Deed from STS Property Group, LLC, a Tennessee limited liability company, dated February 28, 2022, of record in Instrument No. 20220302-0023686, Register's Office for Davidson County, Tennessee.

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 13 day of April, 2022.

GRANTOR:

ALI SHAHOSSEINI

ZABIHOLLAH SHAHHOSSEINI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini and Zabihollah Shahhosseini, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of April, 2022.

Notary Public
My Commission Expires: 3/3/2025

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

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 13 day of April, 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

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/13/22 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/13/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of April, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

