Karen Johnson Davidson County
Batch# 881830 DEEDQC
06/30/2022 11:35:42 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220630-0076068

This instrument prepared by:
Jon S. Jablonski, Attorney
320 Seven Springs Way, Suite 250
Brentwood, TN 37027
615-386-7164

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Mina Kadivar 5025 Hillsboro Pike Unit 18L Nashville, TN 37215	SAME	16104004300

This instrument was prepared by information provided by the parties with no title examination being made and the parties hereto hold Jon S. Jablonski, Attorney, harmless from any and all liability in connection herewith.

EXECUTRIX' DEED

Nader Kadivar died on the 2nd day of April 2019, leaving a Last Will and Testament dated November 15, 2018. The Will was admitted to probate by Order entered on January 4, 2021, in the Probate Division of the Chancery Court for Williamson County, Tennessee, Docket No. 19PR-10415 (See Exhibit A, Order of Probate). The Last Will and Testament of the Decedent named Mina Kadivar as Executrix of the said Estate which was approved by the Court, and she was duly qualified by the Court to serve as such (See Exhibit B, Letters Testamentary). In my capacity as Executrix of the said Estate, and in connection with the distribution of the assets and closing of the Estate of Nader Kadivar, I, Mina Kadivar, Executrix, do hereby convey and quitclaim all right, title and interest of the Estate of Nader Kadivar in the following described real estate in Davidson County, Tennessee to Mina Kadivar, individually, in accordance with Article III of the said Last Will and Testament of the Deceased. Said Will is of record in Instrument Number 20210827-0115817, Register's Office for Davidson County, Tennessee. The said land being described as follows:

Being Lot No. 1 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 1 fronts 144.47 feet on the east side of Nolensville Road, and runs back 300.07 feet on the north line and 219.37 feet on the south line to a dead line in the rear, on which it measures 81.13 feet.

Being the same property conveyed to Nader Kadivar by deed from Frank Neal and wife, Dorthia Neal, by Deed of record at instrument number 20030710-0095623, Register's Office for Davidson County, Tennessee.

This property description is the same property description contained in the prior Deed of Record.

The Executrix by signing this Deed, releases, remises forever, and quitclaims unto the Devisee, Mina Kadivar, all the right, title and interest of the Decedent and the Decedent's Estate in and to the above-described property. The Executrix further states that all debts of the Estate have been paid, the elective share of Raheleh Kadivar has been satisfied, and a TennCare Release has been filed with the Court, (see Exhibit C, TennCare Release).

This conveyance is made subject to all matter of public records.

This is improved property located at 5220 Nolensville Road, Nashville, Davidson County, Tennessee 37211.

Witness my hand this 24 day of June 2022.

ESTATE OF NADER KADIVAR

By: Mina Kadivar

Mina Kadivar, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary for said State and County, Mina Kadivar in her capacity as Executrix of the Estate of Nader Kadivar, the within named Bargainor, with whom I am personally acquainted and who acknowledged that she as Executrix of the said Estate executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24 day of June 2022.

NOTARY PUBLIC

ERNIE E. GILKES, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/3/25

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me on this 24 day of June 2022.

NOTARY PUBLIC

ERNIE E. GILKES, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/3/25

FILED
WILLIAMSON COUNTY
CLERK & MASTER
2021 JAN -4 PM 12:02

IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE

IN RE: ESTATE OF NADER KADIVAR)
) NO. 21PR-10415
)

1/4/21

ORDER

This matter is set to be heard on January 6, 2021 at 9:00 AM on the Motion to Admit Will to Probate. Due to the COVID-19 pandemic limitations as set forth by the Tennessee Supreme Court and the 21st Judicial District, in-person hearings are not currently being conducted. The Court finds the motion is well-taken and should be granted. The Court finds the Last Will and Testament of Nader Kadiver, executed on November 15, 2018 should be admitted to probate and Mina Kadivar should be appointed Executrix. In accordance with the Will, bond, inventory and accountings are waived. The Executrix shall submit the required oath and order.

SO ORDERED this 4 day of January, 2021.

ELAINE B. BEELER
CLERK AND MASTER

CLERK'S CERTIFICATE
I hereby certify that a true and exact copy of foregoing has been mailed or delivered to all parties or counsel of record.

1/4/21
Date

Clerk & Master

EXHIBIT A

IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE

IN THE MATTER OF THE ESTATE OF
NADER KADIVAR, DECEASED
Resident of Williamson County, Tennessee

NO. 19PR-10415

EXHIBIT
B

Address: Williamson County, TN

Date of Death: April 2, 2019

Executor: Mina Kadivar

LETTERS TESTAMENTARY

It appearing to the Chancery Court that Nader Kadivar, a deceased person, made a Last Will and Testament appointing Mina Kadivar as Executor, which Will has been exhibited in this Court and proved and admitted to probate according the laws of the State of Tennessee; it further appearing that the Executor has taken the required oath and qualified according to law;

THESE LETTERS ARE THEREFORE ISSUED to Mina Kadivar, being now empowered to enter upon the execution of said Will and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary, this the 27 day of Jan, 2021.

ELAINE B. BEELER, CLERK AND MASTER

CERTIFICATE

I, Clerk and Master of this Court, certify that: (i) this is a Court of Record; (ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate; (iii) these Letters are still in full force and effect as of this date; and (iv) these Letters have been recorded in the office of the Clerk and Master for Williamson County, Tennessee.

Witness my hand and seal, this the _____ day of _____, 20____.

ELAINE B. BEELER, CLERK AND MASTER

By_____

EXHIBIT

C

WILLIAMSON COUNTY
CLERK & MASTER

2020 MAY -7 AM 11:39

FILED FOR ENTRY

P1045

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

9/26/2019

ERNIE GILKES III
LEGAL COUNSEL
320 SEVEN SPRINGS WAY STE 250
BRENTWOOD, TN 37027

RE: NADER KADIVAR
Last Four Of SSN 2849

Dear ERNIE GILKES III:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Angela J. Howard