This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: JM, Former 1-9516-CC

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

Subscribed and sworn to before me, this the 12th day of July, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 889163 DEEDQC
07/14/2022 11:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220714-0081012

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Shah Living Trust 1707 Stillwater Circle Brentwood, TN 37027	New Owner	071-07-0-192

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, married** ("Grantor") do hereby quitclaim and convey unto **The Shah Living Trust, U/A dated July 12, 2022** ("Grantee"), its successors and assigns, any and all of Grantor's 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 easterly 50 feet of Lot No. 2 on the Plan of Trinity Heights, T.W. Crutcher, Trustee, Subdivision of record in Plat Book 332, page 4, in the Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 2 fronts 50 feet on the southerly side of Trinity Avenue and runs back 164.9 feet, more or less, on the west line to alley, and 163.8 feet, more or less, on the east line and shows 50 feet on said alley.

Being the same property conveyed to Ali Shahosseini by Warranty Deed from Trinity Lane Investments, LLC, a Tennessee limited liability company, dated November 3, 2020, recorded November 6, 2020, of record in Instrument No. 20201106-0130823, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **216 East Trinity Lane, Nashville, TN 37207**

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.

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 12th day of July, 2022.

GRANTOR:

Ali Shahosseini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of July, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 July 12, 2022

Storey Carver
Affiant Signature

7/12/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of July 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

