This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: JM, Former 1-17-1036

Karen Johnson Davidson County
Batch# 889166 DEEDQC
07/14/2022 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220714-0081016

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.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Shah Living Trust 1707 Stillwater Circle Brentwood, TN 37027	New Owner	071-07-0-195.00 & 071-07-0-196.00

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:

Being two tracts of land situated in Davidson County, Tennessee, and further described as follows, to-wit:

Tract No. 1:

Land in Davidson County, Tennessee, being the West one-half of Lot No. 4 on the Map of Trinity Heights, of record in Plat Book 332, Page 4, Register's Office for said County.

Said part of said Lot fronts 50 feet on the south side of Trinity Lane and runs back between lines 164.69 feet, more or less, on the westerly line and 165.23 feet, more or less, on the easterly line, to the north margin of an alley on which it measures 50 feet.

INCLUDED in the above description, but expressly EXCLUDED therefrom is a permanent right-of-way conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record In Book 8342, Page 699, Register's Office for said County, described as follows:

Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the E. L Lamb, et ux, property and being held in common with James Cole, et ux, property, proceed along the easterly E. L. Lamb, et ux, property boundary held in common with James Cole, et ux, property S 2 deg. 49' 29" West, 5 feet, to a point; thence, with a curve to

the right having a radius of 5759.58 feet, a back tangent bearing of S 86 deg. 27' 25" East, and a length of 50.01 feet, to a point in the westerly E. L Lamb, et ux, property boundary held in common with J. T. Satterfield, et ux, property; thence, along the westerly E. L. Lamb, et ux, property boundary held in common with J. T. Satterfield, et ux, N 2 deg. 49' 29" East, 5 feet, to a point, said point being the existing northwesterly corner of the E. L. Lamb, et ux, property and being held In common with J. T. Satterfield, et ux, property; thence, along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of S 85 deg. 57' 30" East, and a length of 50.01 feet, more or less, to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.

Tract No. 2:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 4 on the Map of Trinity Heights, of record in Plat Book. 332, Page 4, Register's Office for said County.

Said part of said Lot fronts 50 feet on the south side of Trinity Lane and runs back between lines, 165.78 feet on the east line and 165.235 fee, more or less, on the west line, to an alley in the rear on which it measures 50 feet.

INCLUDED in the above description, but expressly EXCLUDED therefrom is a permanent right-of-way conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 8358, Page 539, Register's Office for said County, described as follows:

Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the James Cole, et ux, property and being held in common with Leroy Kirby, et ux, property, proceed along the easterly James Cole, et ux, property line held in common with Leroy Kirby, et ux, property S 2 degrees 40' 29" West 5.00 feet, to a point; thence with a curve to the right having a radius of 559.58 feet, a back tangent bearing of N 86 deg. 57' 16" West, and a length of 50 feet, to a point on the westerly James Cole, et ux, property boundary held in common with E. L. Lamb, et ux, property; thence along the westerly James Cole, et ux, property held in common with E. L Lamb, et ux, property N 2 deg. 49' 29" East 5.0 feet to a point, said point being the existing northwesterly corner of the James Cole, et ux, property and being held in common with E. L. Lamb, et ux, property; thence along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent of S 86 deg. 27' 23" East, and a length of 50 feet, more or less, to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.

Being the same property conveyed to Ali Shahosseini by Warranty Deed from Ideal Solutions, LLC, dated November 10, 2017, recorded November 13, 2017, of record in Instrument No. 20171113-0116001, 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.

This is improved property located at: **304A & 306 East Trinity Lane, Nashville, TN 37207**

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

