Karen Johnson Davidson County
Batch# 944655 DEEDQC
11/23/2022 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221123-0124130

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
The Jamshid Trust 316 Granny Whote Pike Nashville, TN 37027	New Owner	092-08-0-186.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JAMSHID SHARIFI, A MARRIED MAN**, by these presents does hereby quitclaim and convey unto **JAMSHID SHARIFI, TRUSTEE OF THE JAMSHID TRUST DATED APRIL 28, 2022, AND ANY AMENDMENTS THERETO**, its successors and assigns, all their rights, title and interest in and to the following described tract of land:

Tract No. 1:
Land in Davidson County, Tennessee, Being Lot No. 1, on the Plan of Resubdivision of Lots 37, 38, 39, and 40, on the Map of Samuel Watkins subdivision, as shown on plat of record in Plat Book 4595, Page 78, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Tract No. 2:
Being the westerly one-half of 14th Avenue North closed by Bill No. 62-445, of record in the Metropolitan Clerks office for Davidson County, Tennessee.

Tract No. 3:
Being all that portion of the southerly half of Alley No. 600 closed by Bill No. 73-759 Metropolitan Clerk's office for Davidson County, Tennessee, lying between the direction extensions northerly of the westerly lot line of Lot 1, as shown on plan of record in Book 4595, Page 78, Register's Office of Davidson County, Tennessee, and the easterly lien of Tax Map 92-08, Parcel 186, as created by the closure of 14th Avenue North, pursuant to Bill No. 62-445 said Clerk's Office, Subject to items as listed in Instrument No. 20050401-0035473, aforesaid Register's Office.

Being same property conveyed to Jamshid Mohebbi by Special Warranty Deed from Kimbro Equities I, a Tennessee and General Partnership of record in Instrument No. 20050401-0035473 Register's Office for Davidson County, Tennessee, dated April 01, 2005 and recorded on March 23, 2005. (Value or consideration as shown in aforementioned deed $362,000.00.)

Being the same property conveyed to Jamshid Mohebbi by Quitclaim Deed from Kimbro Equities I, a Tennessee general partnership of record in Instrument No. 20060228-0023150 Register's Office for Davidson County, Tennessee, dated February 23, 2006 and recorded on February 28, 2006.

Being the same property conveyed to Jamshid Mohebbi, an unmarried man and Jamshid Sharifi, a married man by Quitclaim Deed from Jamshid Mohebbi, an unmarried man of record in Instrument No. 20170105-0001346 Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on January 05, 2017 and Scriveners Affidavit recorded on February 09, 2017 in Instrument No. 20170209-0013851.

Being a portion of the same property conveyed to Jamshid Sharifi, Trustee of the Jamshid Trust dated April 28, 2022 and any amendments thereto by Warranty Deed from Jamshid Sharifi, a married person of record in Instrument No. 20220718-0081770 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on July 18, 2022.

Being also known as: 1406 Charlotte Pike, Nashville, TN 37209

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of November 2022.

Jamshid Sharifi

CHELSEA MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamshid Sharifi, 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 this 22nd day of November, 2022.

Notary Public

My Commission Expires: 1/8/2024

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22nd day of November 2022.

Affiant

My commission expires: 1/8/2024
(Affix Seal)

Notary Public

CHELSEA MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on November 23, 2022 (date of document).

Affiant Signature

November 23, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023