Karen Johnson Davidson County
Batch# 961671 DEEDQC
01/17/2023 12:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230117-0003678

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 13TH day of JANUARY, 2023

Notary Public

My Commission Expires: 01 / 08 / 2024

M. TODD SANDAHL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

QUIT CLAIM DEED AND PARTIAL RELEASE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Rashid Nowroozi 908 2nd Avenue South Nashville, TN 37210	[SAME]	09315010400 and 09315031700

PURSUANT TO THE FINAL DECREE OF DIVORCE entered by the Chancery Court for Williamson County, Tennessee in the matter of Tahmasbi v. Tahmasbi under Docket No. 16-CV-44907, and subsequent Orders of the Court in that matter, **Rashid Nowroozi** and **Sherin Fatemeh Tahmasbi** (collectively, "Grantor"), hereby transfer, quitclaim, and convey unto **Rashid Nowroozi**, unmarried ("Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described on **Exhibit A** attached hereto. Pursuant to T.C.A. 67-4-409(a)(3)(E), the transaction recoded by this instrument is not subject to taxation.

By Grantors' signatures hereinbelow, this instrument shall also function as a release of any and all judgments *against the property* described on Exhibit A, as set forth in Final Decree of Absolute Divorce between Sherin Fatemeh Tahmasbi and Rashid Nowroozi filed in Docket No. 44907, in the Chancery Court for Williamson County, Tennessee, and of record in Instrument Number 20180326-0028129, in the Register's Office for Davidson County, Tennessee, but not

further, or otherwise. Nothing in this instrument shall release any claims as between the Grantors, Sherin Fatemeh Tahmasbi and Rashid Nowroozi, themselves.

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed and Partial Release to be executed as of the date set forth below.

GRANTOR:

By: Rashid Nowroozi
Rashid Nowroozi

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rashid Nowroozi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal the 13th day of January, 2023.

Notary Public

My Commission Expires: 01 / 08 / 2024

M. TODD SANDAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed and Partial Release to be executed as of the date set forth below.

GRANTOR:

By: S. Tahmasbi
Sherin Fatemeh Tahmasbi

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherin Fatemeh Tahmasbi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained

Witness my hand and seal the 12TH day of January, 2023.

Notary Public

My Commission Expires: 11 / 03 / 2025

JESSE LEE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being the northerly thirty-six and one-half (36-1/2) feet of lot No. 11 on the Plan of Irwin's Subdivision, as of record in Book 17, Page 615, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 11 fronts thirty-six and one half (36-1/2) feet on the easterly side of Second Avenue, South, formerly Market Street, and runs back between parallel lines, with the south line of Lot No. 12 on said plan, one hundred eighty-eight (188) feet to an alley, the said common south line of lot No. 12 and the north line of Lot No. 11, being one hundred twenty-three (123) feet south of the south margin of Carroll Street, excluding the portion of the easterly side of Second Avenue, South, taken by the City of Nashville for the construction of the Lafayette Street Highway.

Also EXCLUDED from the property herein conveyed (but included in the foregoing description) is that portion conveyed to the State of Tennessee for the benefit of the Department of Highways, by deed of record in Book 4290, Page 97, Register's Office for said County, which EXCLUDED portion is described as follows:

Beginning at a point in the westerly margin of an alley 118.5 feet, more or less, southerly from the south margin of Carroll Street; thence with said alley South 27 deg. 34 min. East, 38 feet to the northeast corner of Gulf Oil Corporation Property; thence with their northerly line South 63 deg. 20 min West, 19.2 feet to a point; thence, North 27 deg. 34 mi n. West, 38 feet to a point; thence North 63 deg. 20 min. East, 19.2 feet to the point of beginning and containing 700 square feet, more or less.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 14 and all of Lot No. 13 in Irwins Plan of Lots in South Nashville, as of record in Book 17, Page 615, Register's Office for said County. More particularly described as follows:

Beginning at the intersection of the easterly margin of Second Avenue South, with the southerly margin of Carroll Street, as widened; thence eastwardly with said southerly margin of Carroll Street as widened for a distance of 188 feet, more or less, to intersection with the westerly margin of an alley; thence southwardly with said westerly margin of an alley for a distance of 118-1/2 feet, more or less, to the common corner of Lots Nos. 12 and 11; thence westwardly with the common line of lots Nos. 12 and 11 for a distance of 184.92 feet, more or less, to intersection with the easterly margin of Second Avenue, South, as widened; thence northwardly with said easterly margin of Second Avenue South as widened for a distance of 119-1/2 feet, more or less, to the point of beginning.

EXCLUDED from the property herein conveyed (but included within the foregoing description, is that portion conveyed to the State of Tennessee for the benefit of the Department of Highways by warranty deed of record in Book 4290, Page 94, Register's Office for said County, which excluded portion is described as follows:

Being the north part of Lots 12, 13 and 14 on the Map of Irwin Subdivision, as of record in Book 17, Page 615, Register's Office for said County.
PARCEL #1: Beginning at a point in the southeast intersection of 2nd Avenue South and Carroll Street; thence eastwardly with said Carroll Street 35 feet to a point; thence South 1 deg. 52 min. East 80.8 feet to the easterly margin of 2nd Avenue South; thence northwardly with the easterly margin of 2nd Avenue South 72.8 feet to the point of beginning.

PARCEL #2: Beginning at a point in the southerly margin of Carroll Street, 169.7 feet eastwardly from the southeast corner of the intersection of 2nd Avenue South and Carroll Street; thence eastwardly with the

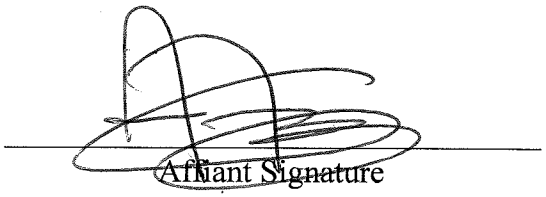
southerly margin of Carroll Street 19.2 feet to the westerly margin of an alley, thence with the westerly margin of said alley South 27 deg. 34 min. East, 118.5 feet to a point; thence South 63 deg. 20 min. West, 19.2 feet to a point; thence North 27 deg. 34 min. West 118.5 feet to the point of beginning. Parcels 1 and 2 contain 3656 square feet, more or less.

There is also hereby conveyed a line extending along the southerly margin of Carroll Street. Beginning at a point in the southerly margin of Carroll Street 35 feet easterly from the southwest corner of 2nd Avenue South and Carroll Street and running North 62 deg. 26 min. East, 134.7 feet to a point

BEING the same property conveyed to Rashid Nowroozi and Sherin Fatemeh Tahmasbi from David G. Patterson, Jr. and William Bickley by deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20030605-0077555.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 13, 2023 (date of document).



Affiant Signature

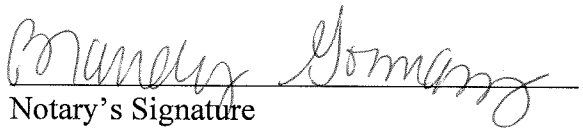
January 13, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of January, 2023.



Notary's Signature

My Commission Expires: 5-5-25

