Karen Johnson Davidson County
Batch# 971378 DEEDQC
02/16/2023 08:19:14 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230216-0011141

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0.

B. HAMIDY

Bahram Vahid Hamidy, Trustee
Bahram Vahid Hamidy Revocable Trust dated February 10, 2023
Grantee

Subscribed and sworn to before me this
10th day of February, 2023.

Notary Public
My Commission Expires: 05/05/2025

BREANNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP
Bahram Vahid Hamidy Revocable Trust dated February 10, 2023 701 Bradford Hills Cove Nashville, TN 37211	Same	172-12A-37CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Bahram Hamidy**, the "**Grantor**", a married man, does hereby convey and quitclaim unto the **Bahram Vahid Hamidy Revocable Trust dated February 10, 2023**, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 10th day of February, 2023.

Bahram Hamidy

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Before me, Breauna N. Murphy the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Bahram Hamidy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 10th day of February, 2023.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Vida Azizian, Wife of the Grantor herein, hereby joins the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights she may have in the property conveyed.

IN TESTIMONY WHEREOF, this instrument has been executed by the wife of the Grantor, this the 10th day of February, 2023.

vida Azizian
Vida Azizian, Grantor's Wife

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Vida Azizian, the within named wife of the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named wife of bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of February, 2023.

Notary Public

My Commission Expires: 05/05/2025

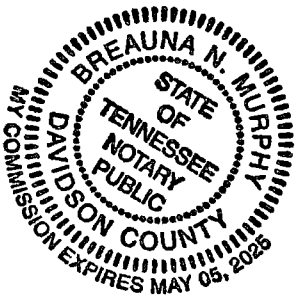


EXHIBIT A

Land in Davidson County, TN, being Lot No. 48, on the Plan of Bradford Hills, Section One, of record in Plat Book 7900, Page 6, as Amended in Book 7900, Pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bahram Hamidy, by deed from Firooz Yazdian, of record in Book 8309, page 370 dated March 13, 1991, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

This is improved property known as 701 Bradford Hills Cove, Nashville, TN 37211.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.