Name and Address of New Owner:
Wahidi Construction L.L.C.
713 Woodmere Drive
Nashville, TN 37217

Send Tax Bills To:
Wahidi Construction L.L.C.
713 Woodmere Drive
Nashville, TN 37217

This Instrument Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel No: 096-15-0-006.00

Karen Johnson Davidson County
Batch# 1012529 DEEDQC
06/08/2023 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230608-0043586

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ester Samadi and Abdul Azim Samadi, wife and husband,** "the Grantors," convey and quitclaim unto **Wahidi Construction L.L.C., a Tennessee limited liability company,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land lying in Davidson County, Tennessee, being Lot No. 911 on the Plan of Cloverhill Subdivision, Section 11, as of record in Plat Book 2663, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Ester Samadi and Abdul Azim Samadi, Wife and Husband, by Warranty Deed from Donald L. Garrett and Evelyn M. Garrett, Husband and Wife, dated December 6, 1996, recorded on December 26, 1996, of record in Book 10301, Page 411, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at: 3109 Lakeland Drive, Nashville, Tennessee 37214
>
> **Ester Samadi and Abdul Azim Samadi, reserve unto themselves a life estate in the above-described property for as long as they both shall live, with the right to occupy and use said property as their own during their lifetime.**

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered except for that certain Deed of Trust executed by Ester Samadi and Abdul Azim Samadi, to Martin Thompson, Trustee, for the benefit of Decision One Mortgage Company, LLC, in the amount of $146,395.00, dated June 2, 2005, recorded on June 13, 2005, of record in Instrument No. 20050613-0067088, Register's Office for Davidson County, Tennessee.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 7th day of June, 2023.

Ester Samadi

Abdul Azim Samadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2023, before me personally appeared Ester Samadi and Abdul Azim Samadi, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2023.

Notary Signature
My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of June, 2023.

Notary Signature
My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/9/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/8/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

