Name and Address of New Owner:
WNP, LLC
6206 Milbrook Rd.
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1046846 DEEDQC
09/07/2023 10:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230907-0070134

Send Tax Bills To:
New Owner

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

Map & Parcel Nos:
091-12-0-243.00
091-12-0-294.00
091-12-0-248.00

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, **Katayoon Aminmadani**, a married woman, "the Grantor," convey and quitclaim unto, **WNP, LLC,** a Tennessee limited liability company "the Grantee," all her interest in the following described real estate in Davidson County, Tennessee:

Property 1:
Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for said County, also called Lot No. 3 in the Subdivision of the Land of Mrs. Mary Harwell, plan not of record, and described according to a survey of RL Montoya-Land Surveying dated April 17, 1978, as follows:

Beginning at an iron pipe in the westerly margin of 40th Avenue North at a point 100 feet more or less Northerly from the Northwest comer of said Avenue and Delaware Avenue, being the Northeast corner of Lester W. Mumphry, Jr.'s property as of record in Book 4888, Page 22, Register's Office for said County, and the Southwest corner of the described lot; thence along the South line of this lot South 88 degrees 51' 56" West 200.00 feet to an iron pin located in the East margin of Alley No. 1189; thence with said East Martin North 5 degrees 11' 29" East 48.96 feet to an iron fence corner; said corner being the Southwest corner of Arthur Kimbroth's property as of record in Book 747, Page 231, Register's Office for said County; thence with the North line of this lot North 89 degrees 07' 50" East 200.00 feet to a point in the West margin of 40th Avenue North; thence with said margin South 5 degrees 11/ 20" West 48.02 feet to the point of beginning.

Being the same property conveyed to Katayoon Aminmadani, married, by Warranty Deed from Homa Aminmadani, unmarried, dated October 14, 2010 and recorded October 18, 2010, in Instrument Number 20101018-0083100, Register's Office for Davidson County, Tennessee.

This is improved proeprty located at: 605 40th Avenue North
Nashville, TN 37209

Property 2:
Land in Davidson County, Tennessee, being the westerly 100 feet of Lot 5 on the Plan of Mary Harwell's Subdivision of the west part of Lot 7 on the Plan of Clifton, not of record. The original Plan of Clifton is of record in Book 21, Page 35, Register's Office for said County.

According to a copy of said unregistered plan, said westerly 100 feet of Lot 5 fronts 50 feet on the easterly side of 41st Avenue North, formerly Bass Street, and runs back between parallel lines 100 feet to a dead line in the rear.

Being the same property conveyed to Katayoon Aminmadani, a married woman, by Quitclaim Deed, from Saeed Sassan, a married man, dated November 28, 2017, and recorded November 28, 2017, in Instrument Number 20171128-0121266, Register's Office for Davidson County, Tennessee.

This is improved proeprty located at: 608 41st Avenue North
Nashville, TN 37209

Property 3:
Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Clifton as of record in Book 21, page 35, Register's Office for said County, being Lot No. 8 on an unregistered Plan subdividing a part of said Lot No. 7 and a part of Lot No. 12 on said plan, described as follows:

Beginning on the westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 350 feet northerly from the northerly margin of Correy Street, being the corner of Lots Nos. 7 and 8; thence northerly with the westerly margin of said Avenue 45 feet to the corner of Lots 8 and 9; thence westerly with the line between said two lots, 200 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 45 feet to the corner of Lots 7 and 8; thence easterly with the line between said two lots, 200 feet to the beginning.

Being the same property conveyed to Katayoon Aminmadani, their heirs and assigns, by Warranty Deed, from Stan Ezell as Trustee of the Trust f/b/o Linda Burton (now known as Linda Burton Hardeman) u/w/o A. Lee Henderson and Stan Ezell as Trustee of the Trust f/b/o Leellen Ezell u/w/o A. Lee Henderson, dated July 13, 2012, and recorded July 19, 2012, in Instrument Number 20120719-0063382, Register's Office for Davidson County, Tennessee.

This is improved proeprty located at: 615 40th Avenue North
Nashville, TN 37209

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Grantor 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 as hereinbefore specifically set out).

GRANTOR, 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, Grantor has executed this Quitclaim Deed on the 5th day of September, 2023.

GRANTOR:

K. Aminmadani

Katayoon Aminmadani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2023, before me personally appeared Katayoon Aminmadani, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

I. M.

Notary Signature
My Commission Expires: 3/3/2025

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.

K. Aminmadani

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of September, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

I. M.

Notary Signature
My Commission Expires: 3/3/2025

- 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 9/5/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/5/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

