Karen Johnson Davidson County
Batch # 1081400 DEEDQC
12/13/2023 11:03:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231213-0095916

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED FOR CONSOLIDATION OF TAX PARCELS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Hamid Rabiee 5907 Charlotte Pike Nashville, TN 37209	Same	10504008500 10504008600

KNOW ALL MEN BY THESE PRESENTS THAT FOR THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID I **HAMID RABIEE**, does hereby quitclaim and by these presents does transfer and convey all of her right, title and interest unto **HAMID RABIEE**, in and to the following tracts of land in Davidson County, Tennessee described as follows:

TRACT ONE: Map and Parcel 10504008500 6 Lewis Street, Nashville, TN 37210

Being the northerly 35 feet of the southerly 105 feet of Lot Nos. 460 and 461 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 460 and 461 fronts 35 feet on the westerly side of Lewis Street and runs back between parallel lines, 80 feet to a dead line.

Being part of the same property conveyed to Hamid Rabiee by Warranty Deed from Thomas Powell Hedley of record in Instrument No. 20210330-0041447 in the Register's Office for Davidson County, Tennessee.

TRACT TWO: Map and Parcel 10504008600 56 Trimble Street, Nashville, TN 37210

Land in Davidson County, Tennessee, being Parts of Lot Nos. 460 and 461 in Maury and Claiborne's Addition to Nashville, fronting about 80 feet on the North side of Trimble Street and running back between the West Line of Lewis Street and the Esat lien of Lot No. 462 of said addition 70 feet, more or less, to the southern line of a lot conveyed by Thomas V. Davis to Huggins and Drew by Deed recorded in Book 329, Page 462, Register's Office for said County, wherein said property is described as fronting 67 – ½ feet on Lewis Street and running back between parallel lines 78-1/2 feet, but is believed that the true dimensions of said lot are 70 feet on Lewis Street and 80 feet on Trimble Street.

Being part of the same property conveyed to Hamid Rabiee by Warranty Deed from Thomas Powell Hedley of record in Instrument No. 20210330-0041447 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PURPOSE OF THIS DEED IS TO COMBINE TWO PRESENT TAX PARCELS INTO ONE TAX PARCEL

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of December, 2023.

HAMID RABIEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, Hamid Rabiee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of December, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025