Karen Johnson Davidson County
Batch # 1193709 DEEDQC
10/15/2024 02:03:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241015-0079944

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Grantee:

Map and Parcel: 107130A05200CO

Estate of Ali Reza Dashtizadeh
c/o James Dashtizadeh, Personal Representative
952 Coarsey Drive
Nashville, Tennessee 37217

Send Tax Notice to:

c/o James Dashtizadeh, Personal Representative
952 Coarsey Drive
Nashville, Tennessee 37217

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Ali Reza Dashtizadeh died on September 17, 2023, intestate. On November 7, 2023, James R. Dashtizadeh was appointed as the Personal Representative of the Estate of Ali Reza Dashtizadeh, by the Davidson County Probate Court, at Nashville, Tennessee, Docket No. 23P-2064. All debts of the decedent have been paid.

The Personal Representative is the sole heir-at-law of the decedent.

The Personal Representative by signing this Deed releases any rights the Personal Representative has to recover this property in the event of subsequent insolvency of this estate. In accordance with the intestate laws of the State of Tennessee, James R. Dashtizadeh, Personal Representative, quitclaims to James R. Dashtizadeh, sole heir at law of Ali Reza Dashtizadeh, all rights, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 952 on the Plan of four Maples Condominiums a Horizontal property regime, of record in Plat Book 5200, page 283, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Janice K. Proffitt, unmarried, by Warranty Deed from Gary M. Owen and wife, Susan Diane Owen, dated September 30, 1985, Register's Office for Davidson County, Tennessee. Janice K. Proffitt conveyed her interest to Brenda J. Fisher, Trustee, to make a reconveyance to Janice K. Proffitt and husband, Harlan P. Bowman, by Quitclaim Deed dated July 29, 1993, of record in Book 9036, page 749, Register's Office for Davidson County, Tennessee. Janice K. Proffitt has since married and is now known as Janice K. Bowman.

Being the same property conveyed to Ali R. Dashtizadeh, married, by Warranty Deed from Janice K. Bowman and husband, Harlan P. Bowman, dated May 1, 2017, of record in the Register's Office for Davidson County, Tennessee, as Instrument Number 20170503-0043367. Ali Reza Dashtizadeh was married to Debbie R. Dashtizadeh. Debbie R. Dashtizadeh died intestate in November 2019.

Being the same improved property commonly known as 952 Coarsey Drive, Nashville, Tennessee 37217.

This transfer is by quitclaim and the Personal Representative makes no warranties about the title.

Witness my hand at Nashville, Tennessee this 15th day of October 2024.

Estate of Ali Reza Dashtizadeh

By: James R. Dashtizadeh, Personal Representative

Signature of Personal Representative:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tillman W. Payne, III, a Notary Public of said County and State, JAMES R. DASHTIZADEH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

JAMES R. DASHTIZADEH

Witness my hand, at Office, this 15th day of October 2024.

Notary Public

My Commission Expires: 11/6/24

TILLMAN W PAYNE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
James B Johnson, **Affiant**
Subscribed and sworn before me this the
15 **Day of** October **,** 2024.
Brenda Wess **, Deputy Register**