THIS INSTRUMENT PREPARED BY: Midtown Title, LLC 1704 Charlotte Avenue, Suite 105 Nashville, TN 37203	

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and Midtown Title, LLC, shall not be responsible for any matter that a title examination, survey, or settlement could have resolved.

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Amy Arezo Eslami 2017 Vail Trace Nolensville, TN 37135	New Owner	093-15-0-319.00

Karen Johnson Davidson County
Batch# 1298204 DEEDQC
07/16/2025 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250716-0056189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2025.

Notary Public

My Commission Expires: 11-8-2028
(Affix Seal)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **HASSAN ESLAMI,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and quitclaim to **AMY AREZO ESLAMI,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right title and interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 5 on the Map of University Plan of Lots, of record in Book "U", page 212, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the eastern margin of Market Street, now Second Avenue, South, at the northwest corner of a lot conveyed to Culley by Alice E. Harbert, and running eastwardly with Culley's lot 110 feet, more or less, to an alley between Market Street, or Second Avenue, South, and Lafayette Street; thence northwardly with said alley 30 feet to a corner in S. J. Keith's line; thence westwardly with said line 110 feet, to Market Street, or Second Avenue, South; thence southwardly with Market Street, or Second Avenue, South to the point of beginning.

Being part of the same property conveyed to Hassan Eslami and Amy Arezo Eslami, by Quitclaim Deed from Robert F. Spann, Trustee, dated December 12, 2013, and being recorded on December 16, 2013, of record in Instrument No. 20131216-0126866, Register's Office for Davidson County, Tennessee.

This is improved property being also known as: **1010 Second Avenue South**
Nashville, TN 37210

This property is not a marital residence of the Grantor and, as such, is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 15th day of July, 2025.

GRANTOR

Hassan Eslami

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Hasssan Eslami, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 15th day of July, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/15/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/15/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

