This document prepared by: F. Michie Gibson, Jr., Attorney
4979 Lebanon Pike, Suite C
Old Hickory, Tennessee 37138
(615) 244-0095

From information provided by parties.
Preparer makes no warranty as to title.

Karen Johnson Davidson County
Batch# 1392642 DEEDQC
03/13/2026 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260313-0020180

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Javad Salimi **1642 Valle Verde Drive** **Brentwood, TN 37027**	**Same**	**092 03 0 123.00**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Azar Parsa, Executor of the *Estate of Hamidreza Parsa*, Williamson County, Tennessee, Docket Number 25PR-14737, pursuant to Letters of Testamentary, issued on October 27, 2025, and recorded in the Office of the Chancery Court for Williamson County, Tennessee, for and on behalf of the Estate of Hamidreza Parsa, by these presents do hereby quitclaim and convey unto Javad Salimi, his successors and assigns, all right, title and interest in and to the following tract of land:

> Land in Davidson County, Tennessee, being Lot No. 4, on the Map of the Subdivision of the West part of Lot No. 2, in the Harding Lytle Tract, as of record in Book 974, page 52, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.
>
> Said Lot No. 4 fronts 50 feet on the South side of Alameda Street and runs back between lines 164.1 feet on the West line and 163.6 feet on the east line, to a line in the rear measuring 50 feet thereon.
>
> Being the same property conveyed to Hamidreza Parsa, as to fifty (50%) percent interest, and Javad Salimi, as to fifty (50%) percent interest, by deed from Hamidreza Parsa, dated February 1, 2017, of record in Instrument 20170201-0010904, Register's Office for Davidson County, Tennessee.

This is improved property known as 2307 Alameda, Nashville, Tennessee 37208.

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

Witness my hand this 13th day of March, 2026.

Estate of Hamidreza Parsa
Docket Number: 25PR-14737
Williamson County Chancery Court

By: Azar Parsa, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa R. Gibson, a Notary Public, in and for said County and State, Azar Parsa, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal at Old Hickory, Tennessee, this the 13th day of March, 2026.

THERESA R. GIBSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/14/2029 WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05/14/2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-

AFFIANT

Sworn to and subscribed before me
this 13th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 1/22/2029

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 3/13/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3/13/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

