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# 1392643 DEEDQC
03/13/2026 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260313-0020181

QUITCLAIM DEED

Address New Owner(s):
Javad Salimi
1642 Valle Verde Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map Parcel Nos.
10507042400

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:

> Being part of Lots Nos. 10, 11 and 12 in J. W. Hamilton's Subdivision of part of the Nelson Property as per plan on page 101 of the Chancery Court Plan Book #1, Davidson County, Tennessee.
>
> Beginning in the west side of Market Street, now Second Avenue South, the southwest corner of South Market Street and Tutweiler Avenue running thence along the western side of Market Street, south six and one-tenth (6-1/10) feet to the south line of said lot #12, thence west along the south line of lot #12, one hundred and thirty (130) feet to the east line of an alley, thence along the east line of said alley north about one hundred (100) feet to the south line of Tutwiler Avenue, thence along the south line of Tutweiler Avenue east to the beginning.
>
> Being the same property conveyed to Best Built Construction, Inc , a Tennessee corporation, as to a fifty percent (50%) undivided interest and Hamidreza Parsa, as to a fifty percent (50%) undivided interest by Waranty Deed from W. Michael Kennedy and Nancy C. Kennedy, husband and wife, dated April 30, 2016, of record in Instrument 20160509-0045853, said Register's Office for Davidson County, Tennessee.

This is improved property known as 1277 2nd Avenue South, Nashville, Tennessee 37210.

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.

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

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)

