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# 1392646 DEEDQC
03/13/2026 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260313-0020185

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Javad Salimi **1642 Valle Verde Drive** **Brentwood, TN 37027**	**Same**	**08111007900**

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 the southerly 30 feet of Lot No. 265 on the Plan of J.M., T.J. and G.W. Harding's Addition to North Nashville, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 265 fronts 30 feet on the westerly side of 18th Avenue North, formerly Salem Street, and runs back between parallel lines, with the north line of Lot No. 264 on said plan, 210 feet, more or less, to the easterly margin of 21st Avenue North, formerly Estrella Street.
>
> 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 02/01/2017 of record in Instrument 20170201-0010903, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1743 D B Todd Jr. Blvd., 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 13 day of March, 2026.

THERESA R GIBSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on Dec 14, 2026 DAVIDSON 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)

