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# 1392647 DEEDQC
03/13/2026 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260313-0020186

QUITCLAIM DEED

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

Send Tax Bills To:
Same

Map Parcel Nos.
08111007600

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 southeasterly part of Lot No. 268 on the Plan of J.M.T.J. and G.W. Hardings Subdivision of record in Book 21, page 80, Register's Office for said County, described according to a copy of survey thereof made February 7, 1939 by S.M. McMurray and Company as follows:
>
> Beginning at a point in the westerly margin of 18th Avenue North, the southeast corner of Lot No. 268 and the northeast corner of Lot No. 267; thence with the line between said Lots westerly along an old fence line 112.5 feet to a stake; thence northerly 50.5 feet to a stake; thence easterly 105.8 feet to a point in the westerly margin fo 18th Avenue North an iron pin; thence southerly along the westerly margin of said Avenue 47.5 feet to the point of beginning.
>
> 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 Hamid Parsa a/k/a Hamidreza Parsa, dated April 4, 2018, of record in Instrument 20180404-0031502, Register's Office for Davidson County, Tennessee.

This is improved property known as 1749 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.

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

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.

C M CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12/2/2029

C M CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE 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)

