Karen Johnson Davidson County
Batch # 1392652 DEEDQC
03/13/2026 01:05:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260313-0020191

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

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Hamidreza Parsa Trust **856 Lakemont Drive** **Nashville, TN 37220**	**Same**	**MAP 161-8** **PARCEL #77**

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 the **Hamidreza Parsa Trust**, its successors and assigns, all right, title and interest in and to the following tract of land:

> LAND in Davidson County, Tennessee, being Lot No. 98 on the Plan of Southwood Subdivision, of record in Book 2663, Pages 125 and 126, Register's Office for said County.
>
> Said Lot No. 98 fronts 80 feet on the easterly margin of Nolensville Road and extends back 265.43 feet on its northerly line and 279.95 feet on its southerly line to a broken line measuring 96.0 feet thereon.
>
> Being the same property conveyed to Hamidreza Parsa by Deed from Niloufar Vakil Parsa, a married person (erroneously shown on prior deed as Niloufar Vikal Parsa, a married person) of record in Instrument 20040907-0107609, said Register's Office.
>
> Being the same property conveyed to Hamidreza Parsa by Final Decree of Divorce from Niloufar Vakil Parsa of record in Instrument 20061205-0149927, said Register's Office.

This is improved property known as 5312 Nolensville Road, Nashville, Tennessee 37211.

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

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

My Commission Expires: 5/14/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0. pursuant to Last Will & Testament

AFFIANT

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

NOTARY PUBLIC

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

My Commission Expires: 5/14/2029