Karen Johnson Davidson County
Batch # 1392652 DEEDQC
03/13/2026 01:05:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260313-0020192

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**	**092 13-0 268.00**

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 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. 4, Block 27 on the Map of Subdivision of Plummer Place and Part of Blocks Nos 3-8-13-18 and 23 in Charlotte Park 2nd Addition to Nashville of record in Book 161, page 39, (erroneously stated as page 3 in prior deed), Register's Office for said County, to which reference is hereby made for a more complete description of the property.
>
> Said Lot No. 4 fronts 50 feet on the west side of Chamberlin formerly Center Street, and runs back between parallel lines 154 feet, more or less, to a dead line in the rear.
>
> Being the same property conveyed to Hamidreza Parsa by deed dated 07/24/2025, from Jimmy Gregory Enterprises, LLC, a Tennessee Limited Liability Company and Gregory Thomas Lambert, of record in Instrument 20230724-0057004, Register's Office for said County.

This is improved property known as 341 Chamberlin Street, Nashville, Tennessee 37209.

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

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. pursuant to last Will and Testament.

AFFIANT

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

NOTARY PUBLIC

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

My Commission Expires: 05/14/2029