This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16837-DJ

Karen Johnson Davidson County
Batch# 1412258 DEEDQC
04/28/2026 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260428-0037326

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement and shall not be responsible for any matters that could have been disclosed or resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3rd day of April, 2026.

Notary Public
My Commission Expires: 1/22/2029

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Javad Salimi P.O. Box 1361 Brentwood, TN 37024	New Owner	105-07-0-425.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **ARZA 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 County for Williamson County, Tennessee, for and on behalf of the Estate of Hamidreza Parsa (hereinafter the "Grantor") do hereby quitclaim and convey unto **JAVAD SALIMI** (hereinafter the "Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson Country, Tennessee, being the northerly 31 feet of Lot No. 13 and the northerly 15 feet of Lot No. 14 and the southerly 16 feet of Lot No. 13 on the Plan of Hamilton's Subdivision of part of the Nelson Property, as of record in Plan Book 1, page 101, Chancery Court at Nashville, Tennessee.

Said parts of lots adjoin and front together 62 feet on the westerly side of Second Avenue South, formerly Market Street, and run back between parallel lines, 130 feet to a 13-foot alley.

Being the same property conveyed to Best Built Construction, Inc., a Tennessee corporation, as to fifty percent (50%) undivided interest, and Hamidreza Parsa, as to a fifty percent (50%) undivided interest by Warranty Deed from W. Michael Kennedy and Nancy C. Kennedy, husband and wife, dated April 30, 2016, recorded May 9, 2016, of record in Instrument No. 20160509-0045848, Register's Office for Davidson County, Tennessee.

Being the same property, whereas Best Built Construction conveyed its interest to Javad Salimi by Quitclaim Deed dated February 1, 2017, recorded February 1, 2017, of record in Instrument No. 20170201-0010901, Register's Office for Davidson County, Tennessee.

Hamidreza Parsa died testate on October 8, 2025. Pursuant to Letters Testamentary issued on October 27, 2025, in Docket No. 25PR-14737, and recorded in the Chancery Court for Williamson County, Tennessee, Arza Parsa was appointed as Executor of the Estate of Hamidreza Parsa.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **1285 2nd Avenue South, Units 1-8, Nashville, TN 37210**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of March, 2026.

GRANTOR:

ESTATE OF HAMIDREZA PARSA
DOCKET NUMBER 25PR-14737
WILLIAMSON COUNTY CHANCERY COURT

By: _____
Azar Parsa, Executor

AMITA DHOLAKIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 16, 2029

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Azar Parsa, Executor of the Estate of Hamirdreza Parsa, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2026.

Amita Dholakia
Notary Public
My Commission Expires: May 16, 2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04-27-2026.

Affiant Signature

04-27-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-27-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY