Karen Johnson Davidson County
Batch# 885661 DEEDQC
07/08/2022 09:23:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220708-0078789

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 08601007500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Hamid Toloogolzari and wife, Firouzeh Reshad,** have bargained and sold, and by these presents do convey, remise and quitclaim all interest they may possess to **TRH Property Management, LLC, a Tennessee Limited Liability Company,** its successors and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Shanklin Engineering, described as follows:

Beginning on the northerly margin of Lebanon Road at the southeast corner of the property conveyed to Edwin S. Randall, Jr. et al, as of record in Book 3642, page 297, Register's Office for said County; thence with said Randall's eastern boundary line, North 37 deg. 55 min. West 200 feet; thence North 47 deg. 15 min. East 60 feet; thence South 37 deg. 57 min. East 201.67 feet to the northerly margin of Lebanon Road; thence with the same westerly 60 feet to the beginning.

BEING the same property conveyed to Hamid Toloogolzari by Special Warranty Deed from Renasant Bank, dated September 28, 2012, and filed at Instrument No. 20121001-0089193, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3450 Lebanon Road, Hermitage, TN 37076**

IN WITNESS WHEREOF, the parties have executed this instrument this 1st day of July, 2022.

Hamid Toloogolzari

F. Reshad
Firouzeh Reshad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hamid Toloogolzari and Firouzeh Reshad, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 1st day of July, 2022.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 1st day of July, 2022.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

****

NEW OWNER(S)
TRH Property Management, LLC
PO Box 3122
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner(s)