THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055

Based on the information provided by the parties, no title search was requested or performed.

Karen Johnson Davidson County
Batch# 923495 DEEDQC
09/30/2022 09:35:19 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220930-0107929

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, AMIR NAJAFABADI (also known as Amirgholi Karshenas Najafabadi and Amir Karshenas Najafabadi) and DALE H. KARSHENAS (also known as Amanda Dale Hooper Karshenas Najafabadi, Dale Karshenas Najafabadi and Dale Hooper Karshenas) convey and quitclaim unto THE KARSHENAS REVOCABLE LIVING TRUST, its successors and assigns, all of our right, title and interest in and to the following described real estate, to wit:

TRACT ONE:

Being Lot Nos: 7 and 18 on the plan of E.T. Brown's Subdivision of part of the Hughes Place of record in Book 332, Page 55, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 7 fronts 109 feet on the southeasterly margin of Dickerson Pike and runs back 171 feet on the southerly side and 206.7 feet on the northerly side to an alley in the rear on which it measures 100 feet, more or less.

Lot No. 18 fronts 100 feet, more or less, on the easterly margin of Fresno Avenue and runs back between parallel lines 242 feet to an alley in the rear.

Being the same property conveyed to Amir Karshenas, married, by deed from E. Mark Turner, married, dated December 22, 2015 and of record as Instrument No: 20151223-0129380, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 332, Page 55, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Transmission Line Easement of record in Book 1347, Page 477, in the Register's Office of Davidson County, Tennessee.; and

This conveyance is subject to a Sanitary Sewer Easement in Book 3984, Page 715, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights-of-way for public utilities.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot 8, as shown on the map entitled E.C. Scruggs Subdivison of Lots 17 to 22 of Bostics Third Addition to

Nashville, of record in Plat Book 161, Page 41, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amir Karshenas and Dale H. Karshenas, husband and wife, by deed from Helen E. Chamberlain, dated March 8, 2007, and of record in Instrument #20070309-0029623, in the Register's Office of Davidson County, Tennessee.

TRACT THREE:

Land in Davidson County, Tennessee and being .06 acres located at 0 Chester Avenue, Nashville, Tennessee, being Map and Parcel Number 07214031300, in Deed Book and Page/Instrument No: 20071121-0136412.

Being the same property conveyed to Amir Karshenas by Final Decree Confirming Sale dated April 1, 2011, and of record in Instrument No: 20130826-0089687, in the Register's Office of Davidson County, Tennessee.

TRACT FOUR:

Land in Davidson County, Tennessee and being 1.53 acres located at 0 McKinley Street, Nashville, Tennessee, being Map and Parcel Number 07008002400, in Deed Book and Page/Instrument No: 200110921 0102473.

Being the same property conveyed to Amir Karshenas by Final Decree Confirming Sale dated April 1, 2011, and of record in Instrument No: 20130826-0089690, in the Register's Office of Davidson County, Tennessee.

TRACT FIVE:

Land in Davidson County, Tennessee and being .39 acres located at 0 Shipp Lane, Nashville, Tennessee, being Map and Parcel Number 05915002100, in Deed Book and Page/Instrument No: 20010921-0102476.

Being the same property conveyed to Amir Karshenas by Final Decree Confirming Sale dated April 1, 2011, and of record in Instrument No: 20130826-0089687, in the Register's Office of Davidson County, Tennessee.

TRACT SIX:

Land in Davidson County, Tennessee and being 2.42 acres located at 4777 Whites Creek Pike, Whites Creek, Tennessee, being Map and Parcel Number 03000001700, in Deed Book and Page/Instrument No: 20001206 0120048.

Being the same property conveyed to Amir Karshenas by Final Decree Confirming Sale dated April 1, 2011, and of record in Instrument No: 20130826-0089689, in the Register's Office of Davidson County, Tennessee.

TRACT SEVEN:

Parcel One: Land located in Davidson County, Tennessee and being Lot No. 9 and part of Lot No. 10 on the plan of E.C. Scruggs Subdivision of Lot Nos. 17 to 22 inclusive, of Bostick's Third Edition to Nashville, as of record in Book 161, Page 41, Register's Office of said county described as follows:

Beginning on the easterly margin of 18th Avenue North, at the corner of Lot Nos. 8 and 9; thence with said avenue southwardly 158 feet; thence eastwardly 94.3 feet; thence northwardly 30 feet; thence eastwardly 20 feet to the westerly margin of an alley; thence with said alley northwardly 115 feet to the corner of Lot Nos. 8 and 9; thence with the line between said two lots, westwardly 95 feet to the point of beginning.

Parcel Two: Land in the Second Civil District of Davidson County, Tennessee, according to a survey made by Ralph W.C. Lambert dated April 21, 1973, more particularly described as follows:

Said tract is designated as Tract 2, said point being the common corner of Tract 2 and 3, beginning at a point in the westerly margin of Ned Shelton Road, North 87 degrees 15 minutes West 350.2 feet; North 3 degrees 22 minutes East 571.2 feet; South 64 degrees 30 minutes East 226.43 feet to a point in the margin of Couchville Pike; South 46 degrees 30 minutes West 10.0 feet; South 22 degrees 45 minutes East 295.8 feet; North 59 degrees 19 minutes East 10.0 feet to a point in the westerly margin of Ned Shelton Road; thence along the westerly margin of Ned Shelton Road 215.7 feet to the point of beginning, containing 3.56 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED thereform that certain portion of land conveyed to Metropolitan Government of Nashville, Davidson County by deed from S.J. Esfidvajani of record in Book 7653, Page 863, said Register's Office and further described as follows:

Right-of-way for street purposes: Beginning at a point on the existing right-of-way line of Ned Shelton Road, said point also being on the line between S.J. Esfidvajani (as described on Map 121, Parcel 190 of the property map and records system of Davidson County, Tennessee) and John D. Lyle (as described on Map 121, Parcel 191 of the property map and records system of Davidson County, Tennessee); thence following the line between S.J. Esfidvajani and John D. Lyle North 80 degrees 03 minutes 04 seconds West a distance of 84.69 feet to a point on the proposed right-of-way line of Bell Road; thence following the proposed right-of-way line of Bell Road along a curve to the left having a radius of 1869.86 feet, an arc length of 569.00 feet and a chord bearing of North 7 degrees 41 minutes 33 seconds West a distance of 566.80 feet to a point on the line between S.J. Esfidvajani and the U.S. Army Corps of Engineers; thence along the line between S.J. Esfidvajani and U.S. Army Corps of Engineers South 58 degrees 20 minutes 49 seconds East a distance of 127.35 feet to a steel hub; thence South 37 degrees 17 minutes 38 seconds West a distance of 11.00 feet to a steel hub; thence South 14 degrees 56 minutes 46 seconds East a distance of 2956.40 feet to a steel hub; thence South 81 degrees 05 minutes 04 seconds East a distance of 10.12 feet to a steel hub in the existing right-of-way line of Ned Shelton Road; thence following the existing right-of-way line of Ned Shelton Road along a curve to the right having a radius of 492.00 feet, an arc length of 48.70 feet and a chord bearing of South 6 degrees 38 minutes 04 seconds West a distance of 48.68 feet to a steel hub; thence South 7 degrees 55 minutes 12 seconds West a distance of 167.02 feet to the point of beginning, said tract containing 1.166 acres, more or less, and subject to a flowage easement to the United States of America recorded in Book 3889, Page 150, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dale H.K. Najafabadi a/k/a Dale Hooper Karshenas Najafabadi and a/k/a Amanda Dale Hooper and husband, Amir Karshenas a/k/a Amir Karshenas Najafabadi by deed from Soghra Karshenas, unmarried, dated August 22, 2006, and of record in Instrument # 20060828-0105547 and corrected by Scrivener's Affidavit of record in Instrument # 20080502-0045368.

This conveyance is subject to all restrictions and easements of record.

AMIR NAJAFABADI, spouse of DALE H. KARSHENAS, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property.

WITNESS OUR HANDS this 27 day of September, 2022.

AMIR NAJAFABADI

DALE H. KARSHENAS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, AMIR NAJAFABADI and wife, DALE H. KARSHENAS, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this _____ day of September, 2022.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn before me this _____ day of September, 2022.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

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Tract One:
Map & Parcel: 071 03 0 173.00

Tract Two:
Map & Parcel: 092 07 0 321.00

Tract Three:
Map & Parcel: 072 14 0 313.00

Tract Four:
Map & Parcel: 070 08 0 024.00

Tract Five:
Map & Parcel: 059 15 0 021.00

Tract Six:
Map & Parcel: 030 00 0 017.00

Tract Seven:
Map & Parcel: 092 07 0 322.00
and 121 00 0 190.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
THE KARSHENAS REVOCABLE FAMILY TRUST
1056 Ridglea Drive
Burns, TN 37029

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.