Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

Karen Johnson Davidson County
Batch# 973853 DEEDQC
02/24/2023 08:50:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230224-0013031

FARHAD ASHRAFZADEH, ET UX

TO: QUITCLAIM DEED

KIANOOSH NASSEH and FARHAD ASHRAFZADEH, Trustees of the ASHRAFZADEH FAMILY REVOCABLE TRUST dated April 7, 2021

THIS QUITCLAIM DEED OF REALTY, executed as of the 15 day of February, 2023, by Grantors, FARHAD ASHRAFZADEH and KIANOOSH NASSEH, husband and wife, to Grantees, KIANOOSH NASSEH and FARHAD ASHRAFZADEH, Trustees of the ASHRAFZADEH FAMILY REVOCABLE TRUST dated April 7, 2021, and any amendments thereto,

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in the 14th Civil District of Davidson County, State of Tennessee, being bounded and described as follows:

> Beginning at a PK nail set in the centerline of Eatons Creek Rd, at the mouth of Rawlings Road, "formerly known as Bernard Road", also being the southwest corner of the James C. Midgett, Jr.& Maril Midgett Tract as recorded in Deed Book 1679, page 635, in the Register's Office for Davidson County, Tennessee; thence leaving said centerline along the south line of the above mentioned Midget tract S 89 degrees 09' 36" E a distance of 539.98 to an iron pin found at the southeast corner of said Midgett tract; said point also being the southwest corner of the Joe N. Smith et. al. tract, now or formerly recorded in DB 1246, page 375, RODCT; thence S 88 degrees 51' 42" E along the south line of said Joe N. Smith et. al. tract a distance of 515.44 to an iron pin found at the southeast corner of said Smith Tract; thence S 02 degrees 20' 00" W along the west line of said Smith Tract a distance of 443.58 to an iron pin found; said point being the southwest corner of said Smith Tract; also being the northeast corner of the Billy H. Meeks, et. ux., now or formerly, as recorded in DB 8556, page 725, RODCT; thence N. 89 degrees 39' 23" W along

the north line of said Meeks tract a distance of 165.48 to an iron pin found; said point being the Southeast corner of the Waymon Smith Tract, now or formerly recorded in DB 5774, page 693 RODCT; thence N 01 degree 35' 38" E along the east line of said Smith Tract a distance of 300.79 to an iron pin found at the northeast corner of said Smith Tract; thence along the north line of said Smith Tract N 88 degrees 43' 54" W a distance of 883.77 to a nail found in the centerline of Eatons Creek Road; thence N 01 degree 24' 59" E along said centerline a distance of 140.18 to the point and place of beginning, containing 4.62 acres, more or less, according to survey by James C. Terry, RLS #2287.

Being the same property conveyed Farhad Ashrafzadeh and Kianoosh Nasseh, husband and wife, by Warranty Deed from Timothy J. Brown and Shannon R. Brow, husband and wife, dated November 1, 2021 and recorded November 8, 2021 of record in Instrument Number 20211108-0149168, in the Register's Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

F. Ashraf
FARHAD ASHRAFZADEH Grantor

COMMONWEALTH OF KENTUCKY :
:
COUNTY OF Warren :

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, FARHAD ASHRAFZADEH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

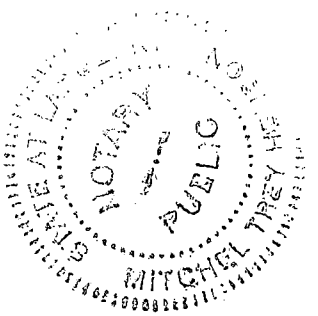
Witness my hand and seal at office this the 15th day of February, 2023.

My Commission Expires:

Sept. 26, 2023

Mitchell Trey Henson
Notary Public

ID: 632415



Kianoosh Nasseh
KIANOOSH NASSEH Grantor

COMMONWEALTH OF KENTUCKY :
:
COUNTY OF Warren :

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, KIANOOSH NASSEH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15th day of February, 2023.

My Commission Expires:

Sept. 26, 2023.

Mitchel Trey Henson
Notary Public
ID: 632415

Property Owners Name
And Mailing Address:

Kianoosh Nasseh and
Farhad Ashrafzadeh, Trustees of the
Ashrafzadeh Family Revocable Trust
104 Aspen Court
Bowling Green, KY 42104

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

6198 Eatons Creek Road
Joelton, TN 37080

Map and Parcel No.

021 00 0 190.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F).