This Document Prepared By:
ALLEN CHRISTIE
Attorney at Law
The Life and Legacy Law Center PLLC
1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
(615) 257-1055

This transfer is exempt according
To T.C.A 67-4-409(a)(1)(c)(vi).
The Sara Nourani Trust
Dated May 16, 2024 is a revocable
living trust

After Recording, Return and
Mail Tax Statements To:
Sara Nourani, as Trustee
Mailing address
3331 Old Greenbrier Pike, Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1136281 DEEDQC
05/17/2024 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240517-0036738

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, SARA NOURANI, the GRANTOR,

Whose mailing address is 3331 Old Greenbrier Pike, Springfield, TN 37172;

hereby conveys her interest and quitclaim to

SARA NOURANI, as Trustee of the SARA NOURANI TRUST, U/A dated: May 16, 2024, the GRANTEE,

Whose mailing address is 3331 Old Greenbrier Pike, Springfield, TN 37172;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot 50 on the Plan of Trinity Heights Addition, Subdivision of Bass Lands of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronting 50 feet on the Southerly side of Pullen Avenue and running back Southwardly between parallel lines 150 feet, more or less, to an alley.

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee;

BEING THE SAME PREMISES conveyed to Grantor by: Warranty Deed from Jospeh Daniel Northcutt and Kevin Daniel Grimes, married, dated December 4, 2017 and recorded on December 7, 2017 of record on Instrument Number 20171207-0125138 Register's Office of Davidson County, Tennessee.

More commonly known as: 314 Pullen Ave., Nashville, TN 37207.

Assessor's Parcel Number: 071-11-0-528.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: May 16, 2024

SARA NOURANI

STATE OF TENNESSEE

COUNTY OF SUMNER

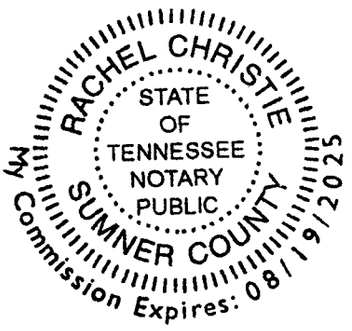
Personally appeared before me, the undersigned, a Notary Public, SARA NOURANI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 16TH day of May, 2024.

Rachel Christie, Notary Public

My commission expires: August 19, 2025



The Life and Legacy Law Center PLLC

1529 Hunt Club Blvd #100
Gallatin, TN 37066

TRUE COPY CERTIFICATE

I, Allen Christie, do hereby make oath that I am a licensed attorney and/or 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 May 16th 2024.

Affiant Signature

5/16/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of May 2024.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025

phone 833-PFL4YOU (833-735-4968)

info@lifeandlegacylawcenter.com
www.lifeandlegacylawcenter.com