Karen Johnson
Batch # 1183929
09/20/2024 12:27:10 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240920-0073135

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 BIJAN FERDOWSI, AFFIANT Subscribed and sworn to before me, this 12th day of September 2024. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bijan Ferdowsi, Venus Ferdowsi, Nika Ferdowsi, and Sahba Ferdowsi, Co-Trustees 5716 Spring House Way Brentwood, TN 37027	New Owner	Map and Parcel No.: 160 12 0 158.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Bijan Ferdowsi and wife, Venus Ferdowsi, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Bijan Ferdowsi, Venus Ferdowsi, Nika Ferdowsi, and Sahba Ferdowsi, Co-Trustees of the Ferdowsi Joint Revocable Trust, created March 25, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5716 Spring House Way, Brentwood, TN 37027, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Hearthstone, Phase 4, of record in Book 5200, page 547, and amended in Book 6096, page 753, Register's Office for said

County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bijan Ferdowsi and wife, Venus Ferdowsi, from Edmund B. Dunlavy and wife, Sandra T. Dunlavy, by Warranty Deed recorded in the Register's Office of said county and state at Book 8158, Page 224-226.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12th day of September 2024.

Bijan Ferdowsi, Grantor

Venus Ferdowsi, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bijan Ferdowsi**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of September 2024.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Venus Ferdowsi**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of September 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

