Davidson County
1941 Otter Creek Road

Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee, Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson
Batch # 1208291
11/25/2024 12 12 05 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241125-0091986

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Sami 2024 Joint Revocable Trust **c/o M. Bagher Sami and** **Fatemeh Sami, Co-Trustees** **1829 Old Hickory Blvd.** **Brentwood, TN 37027**	**SAME**	**Map- 144** **Parcel- 12**

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, M. BAGHER SAMI and FATEMEH A. SAMI, husband and wife (hereinafter together referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto M. BAGHER SAMI and FATEMEH SAMI, TRUSTEES of the SAMI 2024 JOINT REVOCABLE TRUST dated November 22, 2024, (hereinafter "Grantee), its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of their right, title and interest in and to the following described property located in the Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 405 on the Plan of Hillsboro Park Section V, as of record in Plat Book 2663, page 45, Register's Office for said County, to which plan reference is made for a more complete description.
>
> This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 2663, page 45, said Register's Office.
>
> Being the same property conveyed to M. Bagher Sami and Fatemeh A. Sami, husband and wife, from Barbara R. Isaacs, unmarried, by Warranty

Deed dated June 30, 1995, of record in Book 9727, Pages 890-892 in the Register's Office, Davidson County, Tennessee.

This is improved property known as 1941 Otter Creek Road, Nashville, Tennessee 37215.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 22nd day of November, 2024.

M. Bagher Sami

M. BAGHER SAMI, Grantor

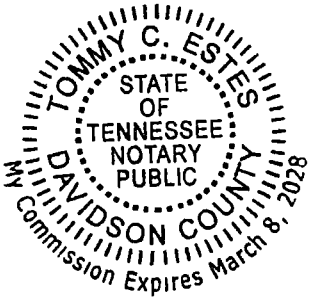
Fatemeh Sami

FATEMEH SAMI, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, M. BAGHER SAMI, the within named bargainor, 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, at office, this 22nd day of November, 2024.



Tommy C. Estes

Notary Public
My Commission Expires: 03-08-2028

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, FATEMEH SAMI, the within named bargainor, 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, at office, this 22nd day of November, 2024.

Tommy C. Estes
Notary Public
My Commission Expires: 03-08-2028

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2028

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, Section (a)(1)(C)(vi) [formerly SECTION 67-4-409(a)(3)(F)].