Karen Johnson Davidson County
Batch# 1224667 DEEDQC
01/08/2025 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250108-0001683

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 8 day of January, 2025.

My Commission Expires: _____

NOTARY PUBLIC

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

Address New Owners as Follows:
The Mina Kadivar Trust
9532 Fayette Court
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel:
161 040 043.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Mina Kadivar,** Grantor, does hereby quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **The Mina Kadivar Revocable Trust, u/a/d January 14, 2025,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 8 day of January, 2025

Mina Kadivar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mina Kadivar,** with whom I am personally acquainted, (or whose identity was proven on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: _____

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

EXHIBIT A

Land in Davidson County, Tennessee described as follows:

Being Lot No. 1 on the Plan of Southwood, as of record in Book 2663, Pages 125 and 126, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 144.47 feet on the east side of Nolensville Road, and runs back 300.07 feet on the north line and 219.37 feet on the south line to a dead line in the rear, on which it measures 81.13 feet.

Being the same property conveyed to Mina Kadivar by Executrix' Deed from the Estate of Nader Kadivar, Davidson County Chancery Court, Probate Case No. 19PR10415, of record as Instrument No. 20220630-0076068, Office of Davidson County Register of Deeds.

Certificate of Authenticity

I, Russell J. McCann, 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

1-8-25.

Date

Affiant Signature

1/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of January, 2024.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)