Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ 0.00 (Exempt).

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 21 day of JANUARY, 2025.

NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1229865 DEEDQC
01/24/2025 07:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250124-0005453

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MEHRABAN JAZZABI, et.al. 300 Avery Ct. Brentwood, TN. 37027	New Owner	***Part of*** 163 00 0 / 052.00

In further fulfillment of the terms of the ***Last Will and Testament*** of BEN BAHRAM JAZZABI, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MEHRABAN JAZZABI**, Executrix of the **Estate of BEN BAHRAM JAZZABI**, the GRANTOR herein, by these presents do transfer, Quitclaim and convey unto:

MEHRABAN JAZZABI, MAHVASH JAZZABI, and MAZYIAR JAZZABI, the GRANTEES herein, their heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See EXHIBIT "A"
Attached hereto and Incorporated herein

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2025.

This is improved property known as: 0 Mt. View Road, Antioch, TN 37013.

The Executrix by signing this Deed declares that the Estate of BEN BAHRAM JAZZABI is solvent, and has no outstanding claims or taxes. The Executrix releases any right the Executrix has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 17th day of JANUARY, 2025.

The Estate of BEN BAHRAM JAZZABI

M. Jazzabi

By: MEHRABAN JAZZABI, Executrix

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named MEHRABAN JAZZABI, the Executrix for The Estate of BEN BAHRAM JAZZABI, 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, as such Executrix for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 17th day of JANUARY, 2025.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

****

EXHIBIT "A"

TRACT I

Land in the 2ND formerly the 5TH Civil District of Davidson County, Tennessee, being part of Tract No.1 on the map showing the Walker Farm, near Antioch, Tennessee as of record in Plan Book 2, page 169, Chancery Court at Nashville, described as follows:

Said part of said Lot begins at Snells Corner at an iron pin in the Southerly margin of Mount View Road being the Northeast corner of the land herein conveyed; thence with the Southerly margin of Mount View Road, South 89 degrees 13' West 165.9 feet to an iron pin; thence South 6 degrees 20' West 414.4 feet to an iron pin; thence South 88 degrees 3' East 18 feet to an iron pin; thence North 86 degrees 39' East 185.6 feet; thence North 20 degrees 11' East 404.0 feet to the point of beginning.

TRACT II

Land in the 2ND formerly the 5TH Civil District of Davidson County, Tennessee, being part of Tract No.1 on the map showing the Walker Farm, near Antioch, Tennessee as of record in Plan Book 2, page 169, Chancery Court at Nashville, described as follows:

Said part of said Lot begins in Sullivan's corner at an iron pin in the Southerly margin of Mount View Road being the Northwest corner of the land herein conveyed; thence with the Southerly margin of Mount View Road North 89 degrees 13' East 197.0 feet to an iron pin being a corner to **Tract I**; thence with the Westerly line of **Tract I**, South 6 degrees 20' West 414.4 feet to an iron pin; thence North 88 degrees 03' West 199.6 feet to an iron pin; thence North 6 degrees 50' East 405.2 feet to the point of beginning.

Included in the above description but excluded from this conveyance is that property conveyed to Kenia Moreno by Order of the 2nd Circuit Court of Davidson County, Tennessee, said deed being of record as Instrument 20241230-0100899, Register's Office for Davidson County, Tennessee, and described as follows:

Land Located in the 32nd Council District of Nashville, Davidson County, Tennessee on the Southerly margin of Mt. View Road, East of Hickory Hollow Parkway, said land being a Portion of the Ben Jazzabi Land Described as follows:

Beginning at an iron rod (New) with yellow cap stamped TN# 1838 on the Southerly margin of Mt. View Road (50 foot wide public right of way designated by the Metro Nashville Major and Collector Street Plan as an arterial boulevard), said rod having TN. State plane coordinates of North 627888.1152, East 1771503.3730, NAD 83, and being located North 84° 36' 31" West 216.14 Feet from an Old Wooden Fence Corner Post at the Northeast corner of the Ben Jazzabi Land (Instrument# 20080403-0033458 R.O.D.C., TN), the parent Tract

to the herein described Tract of Land; thence leaving said Southerly Margin, severing said Jazzabi with Adjudicated Lines as follows:

South 05° 23' 29" West 150.00 feet to an iron rod (New); thence North 84° 36' 31" West 70.00 feet to an iron rod (New); thence North 05° 23' 29" East 150.00 feet to an iron rod (New); on said Southerly margin of Mt. View Road; thence with said Southerly margin South 84° 36' 31" East 70.00 feet to the point of beginning. The described tract of land containing 10,500 Sq. Ft. or 0.24 Acres more or less according to a survey dated 1-12-2024 by Campbell, Mcrae & Associates, Surveying, Inc., P.O. Box. 41153, Nashville, TN 37204, certified by John Hood, TN. R.L.S. #1838.

--------- End Included but Excluded Tract ---------

The property conveyed herein Being ***Part of*** the property conveyed to Ben Jazzabi (A/k/a Ben Bahram Jazzabi) by Deed from Edward W. Lewis, Dated March 20, 2008, and of Record as Instrument #20080403-0033458, Register's Office for Davidson County, Tennessee. The said Ben Bahram Jazzabi having died October 7, 2021, Testate in Davidson County, TN., Probate Case # 22P-96, leaving his Residuary Estate to Mehraban Jazzabi, Mahvash Jazzabi and Mazyiar Jazzabi, in equal shares, under **ARTICLE VIII** of his duly probated Last Will, and naming Mehraban Jazzabi as Executrix of his Estate, and authorizing the Executrix to "convey any real property, or interest in real property" and "to execute any document necessary to accomplish any such conveyance" under **ARTICLE IV** of said Last Will.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Jan 17 20 25.

Leroy Johnston Ellis, IV, Affiant

Jan 21, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 21 day of January, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com