**Prepared by, and after recording return to:**
Behzad Akbari and Susan Sadeghi
5728 Collinwood Ct
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1232913 DEEDQC
02/03/2025 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250203-0007899

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## OATH OF CONSIDERATION

I/we hereby swear or affirm that the actual consideration for this transfer is $0. The transfer is by a transferor of real estate to a revocable living trust created by the same transferor and is therefore not subject to recordation tax.

This 15 day of JANUARY, 2025.

Affiant

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

## QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Behzad Akbari**, a married man, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **Behzad Akbari** and **Susan Sadeghi**, Trustees and their successors in trust of the Behzad and Susan Revocable Living Trust dated JANUARY 15, 2025, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

**LAND in Davidson County, Tennessee, being Lot No. 123, on the plan of Hunters Branch Subdivision, as shown on plat of record in Plat Book 6250, Page 819, and amended of record in Book 6815, page 77, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Property Tax ID: 172-08-0A-123.00**

**Commonly Known As: 5728 COLLINWOOD CT, ANTIOCH, TN 37013**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Warranty Deed recorded in the office of the Register of Deeds in Instrument Number 20060905-0109199, of Davidson County, Tennessee.

WITNESS Grantor(s) hand(s) this the 15 day of JANUARY, 2025.

Akbari Grantor

Behzad Akbari, Grantor

State of Tennessee
County of DAVIDSON

On this 15 day of JANUARY, 2025, before me personally appeared Behzad Akbari, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15 day of JANUARY, 2025.

Notary's Signature

Seal

My commission expires: 11/08/2028

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

**Grantor(s) Name, Address, phone:**
Behzad Akbari
5728 Collinwood Ct
Antioch, TN 37013

**Grantee(s) Name, Address, phone:**
Behzad Akbari and Susan Sadeghi
5728 Collinwood Ct
Antioch, TN 37013
**SEND TAX STATEMENTS TO GRANTEE**

## Certificate of Authenticity

I, Behzad Akbari, 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 15 JANUARY 2025.

Date

Affiant Signature

1-15-25

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15 day of JANUARY, 2025.

Notary's Signature

My Commission Expires: 11/08/2028

Date

Notary's Seal (if on paper)

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028