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

Karen Johnson Davidson County
Batch# 1232914 DEEDQC
02/03/2025 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250203-0007900

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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** and **Susan Sadeghi**, husband and wife, hereinafter referred to as "Grantors", do 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. 6 on the Plan of Resubdivision of Lot 2. The Oaks, of record in Plat Book 4660, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property Tax ID: 120-01-0-160.00

Commonly Known As: 1164 MURFREESBORO PIKE, NASHVILLE, TN 37217

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 20210122-0009442, of Davidson County, Tennessee.

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

Akbari Grantor

Behzad Akbari, Grantor

SS Grantor

Susan Sadeghi, Grantor

State of Tennessee
County of DAVIDSON

On this 15 day of JANUARY, 2025, before me personally appeared Behzad Akbari and Susan Sadeghi, 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

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

My commission expires: 11/08/2028

Grantor(s) Name, Address, phone:
Behzad Akbari and Susan Sadeghi
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

Akbari

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

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

My Commission Expires: 11/08/2028
Date

Notary's Seal (if on paper)