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| **THIS INSTRUMENT PREPARED BY:**<br>**Matthew Mullins, atty.**<br>**Mullins Law, pllc**<br>**541 N. Mount Juliet Rd, Ste 2303C**<br>**Mount Juliet, TN 37122**<br>**(615) 701-6444** | STATE OF TENNESSEE )<br>COUNTY OF WILSON )<br><br>The actual consideration for this transfer is $--0 00<br>Mohammad Farhangi, Grantor, Affiant<br><br>Subscribed and sworn to before me, this 16th day of January, 2025<br>Notary Public<br>My Commission Expires July 27, 2026 |

MATTHEW MULLINS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/27/2026 WILSON COUNTY

| Address of new owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Mohammad Farhangi and Ashely Farhangi<br>Trustees of the Mohammad and Ashley Farhangi Living Trust<br>4989 Lebanon Pike<br>Old Hickory, TN 37138 | Abdol Farhangi<br>1216 Brentwood Highlands<br>Nashville, TN 37211 | 065-13-0-A-009.00 CO |

Karen Johnson Davidson County
Batch # 1249130 DEEDQC
03/21/2025 12 28 02 PM 3 pgs
Fees $17 00 Taxes $0 00

20250321-0021335

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mohammad Farhangi, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mohammad Farhangi and Ashley Farhangi, Trustees of the Mohammad and Ashely Farhangi Living Trust, established by the Trust Agreement dated January 16, 2025**, as amended and

restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** our hands this 16th day of January, 2025.

**Mohammad Farhangi**

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammad Farhangi, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 16th day of January, 2025

My Commission Expires July 27, 2026

Notary Public

MATTHEW MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

# EXHIBIT A

## Legal Description

Being Unit No. 2A of Scotts Hollow Condominium Phase I, Section II, of record in Plat Book 8250, Page 241, amended by instrument No. 20070423-004864, and further referenced in the Master Deed for Scotts Hollow Condominiums recorded as Instrument No. 20030829-0125456, being amended by Instrument No. 20110516-0037426, all in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Abdol Farhangi, a married man, and Mohammad Farhangi, a married man, from Renasant Bank, by warranty deed dated November 8, 2012 of record in ID 20121121-0107423, Register's Office for Davidson County, Tennessee