THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-5144

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

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--0.00--

Abdolreza Farhangi, Grantor, Affiant

Subscribed and sworn to before me, this 16th day of January, 2025.

Notary Public
My Commission Expires: July 27, 2026

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Abdolreza Farhangi and Mehrangiz Mansouri Farhangi Trustees of the Farhangi Family Living Trust 5655 Cloverland Drive Brentwood, TN 37027	Same	171-00-0-058

Karen Johnson Davidson County
Batch# 1249234 DEEDQC
03/21/2025 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250321-0021471

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, Abdol Reza 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 Grantor's 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 **Abdolreza Farhangi and Mehrangiz Mansouri Farhangi, Trustees of the Farhangi Family 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.

Abdolreza R. Farhangi

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abdolreza R. 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

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 5655 CLOVERLAND DRIVE, a Horizontal Property Regime with Private Elements of record as Instrument No. 20230405-0024604 and as amended in that certain First Amendment to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20230606 0042824 and being shown on Plat attached thereto as Exhibit "B", 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 Reza Farhangi, a married man, and Max Farhangi, an unmarried man, from Michael E. O'Brien and Barbara S. O'Brien, husband and wife, by warranty deed dated June 6, 2023 of record in Instrument Number 20230606-0042825, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Matthew Mullins, 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 3/20/25.

Date

Matthew Mullins

Affiant Signature

3/20/25

Date

State of Tennessee

County of Wilson

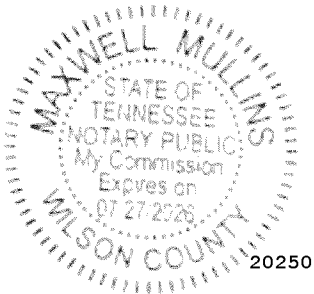
Sworn to and subscribed before me this 20 day of March, 2025.

Notary's Signature

My Commission Expires: 7/27/26

Date

Notary's Seal (if on paper)



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