QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1284637 DEEDQC
06/16/2025 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046666

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF June, 2025.

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY:
Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
4112 Rockdale Revocable Living Trust	SAME	132 01 0 015.00
4112 Rockdale Ave		
Nashville, TN 37204		

(ADDRESS) (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP)

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

EUGENIA SHOHADAEE

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

EUGENIA SHOHADAEE, TRUSTEE OF THE 4112 ROCKDALE REVOCABLE LIVING TRUST, DATED June 6, 2025

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **4112 Rockdale Avenue, Nashville, Tennessee 37204**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6 day of June, 2025.

Eugenia Shohadaee

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Eugenia Shohadaee**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6 day of June, 2025.

My Commission expires:

_____

_____
Notary Public

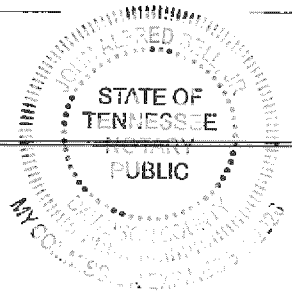


EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 16 FEET OF LOT NO. 4 AND THE SOUTHERLY 42 FEET OF LOT NO. 3 ON BLOCK 15 ON THE PLAN OF COLLEGE PARK AS OF RECORD IN BOOK 843, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PARTS OF SAID LOTS FRONT TOGETHER 58 FEET ON THE EASTERLY MARGIN OF ROCKDALE AVENUE, AND EXTEND BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE ON THE REAR.

TOGETHER WITH AN EASEMENT AS SET FORTH IN ORDER OF RECORD IN BOOK 6911, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EUGENIA SHOHADAEE BY WARRANTY DEED FROM ANN PRICE, UNMARRIED, RECORDED ON MARCH 5, 2003, OF RECORD IN INSTRUMENT NO. 20030305-0029285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/6/2025 (date of document)

Regina Sullo

Affiant Signature

June 13, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 13 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506160046666