THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

SEPEHR SETH HOMAYOON, AFFIANT

Subscribed and sworn to before me, this 11 day of July 2025.

Hannah Benson
NOTARY PUBLIC

My Commission Expires: 11/8/28

HANNAH BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON EXPIRES NOV 8, 2028

Karen Johnson
Batch # 1298405
07/17/2025 10 26 21 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250717-0056443

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SEPEHR SETH HOMAYOON and FARIDEH FAYE HOMAYOON, CO-TRUSTEES 4608 Nolensville Pike Nashville, TN 37211	New Owner	Map and Parcel No.: 117-07-0-013.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Sepehr Seth Homayoon, ("Grantor") do hereby quitclaim, transfer and convey unto Sepehr Seth Homayoon and Farideh Faye Homayoon, Co-Trustees of the Amended and Restated Sepehr Seth Homayoon 1998 Revocable Trust, created October 19, 2023, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2100 Hampton Avenue, Nashville, Tennessee 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 40 on the plan of Hillsboro Heights, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, November 22, 1937, as follows:

Beginning at the northeast corner of Hampton Avenue and Hillsboro Road or 21st Avenue South; thence with the westerly margin of Hillsboro Road, northwardly 335.5 feet to the southeast corner of the property conveyed to Thomas Hugh Young, Jr. and wife, BY DEED FROM E. L. HAMPTON AND WIFE, of record in Book 833, Page 189, Register's Office for said county; thence with said Young's southerly line, westwardly 134 feet to the northeast corner of the property conveyed to D.W. Johnston BY DEED FROM A. K. HEAD AND WIFE, OF RECORD IN BOOK 1142, PAGE 547, SAID REGISTER'S OFFICE; THENCE WITH SAID JOHNSTON'S easterly line, southwardly 336 feet, more or less, to the northerly margin of Hampton Avenue, thence with said Avenue eastwardly 130.3 feet to the beginning.

Being the same property conveyed to Sepehr Seth Homayoon from Citibank, NA, as Trustee for BSALTA 2006-8, by Special Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20090922-0088134.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 11 day of July 2025.

Sepehr Seth Homayoon, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sepehr Seth Homayoon**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of July 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028