Karen Johnson
Batch # 1300488
07/22/2025 08 20 02 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250722-0057498

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO.	MAP & PARCEL NO.
Janet A. Fakhoorian, Trustee Janet A. Fakhoorian Revocable Trust 125 Stirton Road Nashville, TN 37210	same as new owner	119 03 0 054.00

THIS INSTRUMENT WAS PREPARED BY·
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone· 615-293-5598 - Fax· 615-791-6096 - Email· eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)
The actual consideration for this transfer is $-0-)
)
Janet Fakhoorian)
JANET A. FAKHOORIAN, Trustee,)
Affiant)
)
Subscribed and sworn to before me,)
this 16 day of July, 2025.)
Elizabeth L. Adams)
NOTARY PUBLIC)
)
My Commission Expires: March 9, 2027.)

ELIZABETH L ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, JANET FAKHOORIAN, Grantor, by these presents, does hereby quitclaim and convey unto JANET A. FAKHOORIAN as TRUSTEE of the JANET A. FAKHOORIAN REVOCABLE TRUST, dated July 16, 2025, Grantee, her successors and assigns all of her interest in and to the following described property lying in Davidson County, Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee being Lot No. 28 on the plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for said County.

SAID Lot No. 23 fronts 75 feet on the southerly side of Stirton Road and runs back between lines 488 feet on the westerly line and 490.7 feet on the easterly line to the right-of-way of the N.C. & St. L. Railroad, measuring 42 feet thereon.

BEING the same property conveyed to Eshighan Fakhoorian and wife, Janet Fakhoorian, by deed from Harold Raymond Dotterer and wife, Connie L. Dotterer, of record in Instrument Number: 00008119-0000711, Register's Office for Davidson County, Tennessee.

This is improved property known as 125 Stirton Road, Nashville, TN 37210.

Eshighan Fakhoorian is now deceased. Janet Fakhoorian is the surviving tenant by the entirety.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 16 day of July, 2025.

Janet Fakhoorian
JANET FAKHOORIAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared JANET FAKHOORIAN with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 16 day of July, 2025.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

