Karen Johnson Davidson County
Batch# 1300764 DEEDQC
07/22/2025 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250722-0057976

THIS INSTRUMENT PREPARED BY:
Amanda Moore, Esq.
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

QUITCLAIM DEED

ADDRESS OF NEW OWNER (SEND TAX BILLS TO):	MAP/PARCEL:
Joshua Belanger & Sogol Sepehri, Co-Trustees SSJB Trust 4005 B Auburn Lane Nashville, TN 37215	116 12 1A 002 00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, we, Sogol Sepehri and Joshua Belanger, wife and husband, (hereinafter called "Grantors") do hereby release and forever quitclaim unto Joshua Dale Belanger and Sogol Sepehri, Co-Trustees of the SSJB Trust Agreement dated July 14, 2016, (hereinafter called "Grantees"), and any successor trustees, our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 4005 Auburn Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4005 Auburn Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20211208-0162645, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4005 Auburn Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211208-0162645, and Bylaws appended thereto as Exhibit "C." said Register's Office, are incorporated here by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Sogol Sepehri and Joshua Belanger, wife and husband, by Warranty Deed from Allurant Homes, LLC, a Tennessee limited liability company and Shawn Smith, dated May 4, 2023, and recorded May 10, 2023, as Instrument # 20230510-0034742 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property, known as 4005 B Auburn Ln, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. NO NEW SURVEY WAS PERFORMED.

WITNESS my hand this 22 day of July, 2025.

Sogol Sepehri **Joshua Belanger**

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

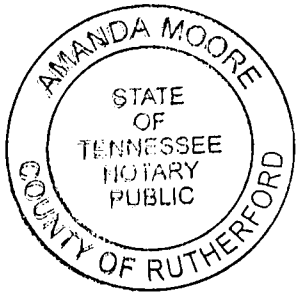
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Sogol Sepehri and Joshua Belanger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they are the makers of this instrument and that they executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and seal, this 22nd day of July, 2025.

Amanda Moore My Commission Expires: 2-26-28
Notary Public

OATH OF VALUE

This deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C): "No such tax shall be levied on the transfer of any real estate where such: … (vi) are transfers by a transferor of real estate to a revocable living trust created by the same transferor." Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(E), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."



Certificate of Authenticity

I, **Amanda Moore**, do hereby make an 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 **07/22/2025**.

Amanda Moore

Name: **Amanda Moore**
Title: **Authorized Agent**
Date **07/22/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **07/22/2025.**

Brooke C. Travis

Notary Public: **Brooke C. Travis**
My Commission Expires: **07/08/2028**
Commission #: **N/A**

