Karen Johnson Davidson County
Batch # 1305937 DEEDQC
08/04/2025 03:57:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250804-0061740

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
(615) 244-2770

(Based upon information provided by the parties;
No title search performed)

| NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Sheila Nazemi, Trustee<br>1009-A Southside Avenue<br>Nashville, TN 37203 | Same | 105 01 2D 001.00 CD |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration, or value, whichever is greater for this transfer is zero (0).

M. T. Nazemi
AFFIANT

Subscribed and sworn to before me this 31st day of July, 2025.

Lesa H. Skoney
Notary Public

LESA H. SKONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11-3-25

My Comm. Expires Nov. 3, 2025

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, MOHAMMAD NAZEMI, Grantor, do hereby transfer and convey unto SHEILA NAZEMI, as TRUSTEE OF THE SHEILA NAZEMI 2024 REVOCABLE TRUST DATED February 5, 2025, all of Grantors' right, title and interest in and to certain property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Units 1009-A, as shown on the map entitled attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1009 Southside Avenue, a Horizontal Property Regime with Private Elements, which is planned unit development, of record in Instrument No. 20160606-0056478 and amended in Instrument No. 20170815-0083709,

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mohammad Nazemi by Warranty Deed from Daniel C. Burton of record in Instrument No. 20240722-0054774, Register's Office for Davidson County, Tennessee.

This is improved real property known as 1009-A Southside Avenue, Nashville, TN 37203.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 31st day of July, 2025.

GRANTOR:

M. T. Nazemi

Mohammad Nazemi

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand, at office, this 31st day of July, 2025.

Lesa H Skoney

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025