Karen Johnson Davidson County
Batch# 1306496 DEEDQC
08/06/2025 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250806-0062561

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mosen Arbab Shirani and Nazanin Mirzadeh Shirani, Co-Trustees 327 Fountainbrook Drive Brentwood, TN 37027	Mosen Arbab Shirani and Nazanin Mirzadeh Shirani, Co-Trustees 327 Fountainbrook Drive Brentwood, TN 37027	172 05 0B 157.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MOHSEN A. SHIRANI and NAZANIN MIRZADEH SHIRANI, husband and wife (the "Grantor"), hereby quitclaim and convey to MOHSEN ARBAB SHIRANI and NAZANIN MIRZADEH SHIRANI, CO-TRUSTEES OF THE SHIRANI COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being LOT No. 43 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mosen A. Shirani by deed of record as Instrument #20010601-0057215, Register's Office for Davidson County, Tennessee. Nazanin Mirzadeh Shirani joins herein to convey any interest she may have.

Being property known as 5924 Westheimer Drive, Brentwood, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29 day of July, 2025.

MOHSEN A. SHIRANI

NAZANIN MIRZADEH SHIRANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Mohsen A. Shirani and Nazanin Mirzadeh Shirani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 29 day of July, 2025.

NICOLE DENISE GOLDSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 29 day of July, 2025.

NICOLE DENISE GOLDSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Oct. 4, 2027

Notary Public
My Commission Expires:_____

47803425.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jul 29, 2025 (date of document).

Affiant Signature

08/06/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of August, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

