Karen Johnson Davidson County
Batch# 1306538 DEEDQC
08/07/2025 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250807-0062605

This Instrument was Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Brian T. Hurst, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Name & Address of New Owner(s):	Send Tax Bill(s) To:	Map & Parcel No.:
The Dickerson Pike Trust 9475 Chesapeake Drive Brentwood, TN 37027	New Owner(s)	060-15-0-072.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HOSSEIN MORADIPOUR AND CINDY L. MORADIPOUR, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey unto **HOSSEIN MORADIPOUR AND CYNTHIA MORADIPOUR, CO-TRUSTEES OF THE DICKERSON PIKE TRUST U/A/D AUGUST 6, 2025**, hereinafter called **"GRANTEES,"** their successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

This is "Improved" property known as **2533 B Dickerson Pike, Nashville, TN 37207**. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description has been supplied by a third party and the Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 6th day of August, 2025.

Grantors:

Hossein Moradipour

Cindy L. Moradipour

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **HOSSEIN MORADIPOUR AND CINDY L. MORADIPOUR**, the within named bargainor, 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, this 6th day of August, 2025.

Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: My Commission Expires: May 20, 2028

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 6th day of August, 2025.

Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires: May 20, 2028

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, bounded on the west by Dickerson Road, on the south and east by Dellway Villa Apartments Lot and /or Dellway Villa Drive Plat Book 5050, page 107, Register's Office for Davidson County, Tennessee, and on the north by Mary Jane Fuller, Deed Book 5672, page 628 (formerly W. W. Foster Book 2195, page 449) said Register's Office, and more completely described as follows:

Beginning at a point in the easterly margin of Dickerson Road at the common front comer of the property conveyed herein and Lot 1 (being the westerly most northwest corner of said Lot 1 and the northwesterly most comer of Dellway Villa Drive) as shown on said plat of Dellway Villa Apts,; thence, leaving said margin of Dickerson Road with the north line of said Lot 1 and/or Dellway Villa Drive with the following four calls as per said plat (1) southeasterly around a 20' radius curve, 29.35' to a point, (2) S 72 deg. 11 min. E, 72.16' to a point, (3) northeasterly around a 180' radius curve, 114.85 feet to a point and (4) N 11 deg. 53 min. 46 sec. E. 113.34 feet to a point in the southerly line of the property conveyed to said Fuller; thence, with the southerly line of said Fuller N 73 deg. 52 min. W 180 feet more or less to the beginning of a curve with a 20' radius; thence, northwesterly around said curve 31.40 feet (per Fuller, 29.35 feet per plat) to a point in the easterly margin of Dickerson Road in a southerly direction 130' more or less to the point of beginning.

Being the same property conveyed to HOSSEIN MORADIPOUR AND WIFE, CINDY L. MORADIPOUR, by deed from CURTIS W. HESTER, MARRIED, of record in Instrument No. 20100308-0017522, dated March 1, 2010, said Register's Office.

True Copy Certification

I, Brian Hurst, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on August 6, 2025.

Signature

August 6, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Brian Hurst, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

August 6, 2025
Date

My Commission Expires: 12/17/2028

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2028