This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1310310 DEEDQC
08/15/2025 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250815-0065012

QUITCLAIM DEED

Address New Owners:
David Ali Kargarzadeh, Trustee
David Ali Kargarzadeh Trust
1507 4th Avenue North
Nashville, TN 37208

Send Tax Bills To:
same

Map/Parcel Number:
082 09 0J 500.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David Kargarzadeh, a single man (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to David Ali Kargarzadeh, Trustee, and his successors in trust, of the David Ali Kargarzadeh Trust dated August 14, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Unit No. 1507, together with the appurtenant interest in the common elements of Morgan Park Place West Condominiums, a horizontal property regime established by Declaration of record in Instrument No. 20140408-0029304, as an amendment to the Master Deed of Morgan Park Place West Condominiums in Instrument No. 20100622-0048863, said Declaration having been corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Correction to Declaration in Instrument No. 20140425-0035118, said Register's Office.

Being the same property conveyed to David Kargarzadeh, a single man, by Warranty Deed from Craig L. Evans and Megan M. Evans, husband and wife, dated July 2, 2018, of record at Instrument No. 20180713-0068070 in the Register's Office for Davidson County Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1507 4th Avenue North, Nashville, Tennessee 37208.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 14th day of August, 2025.

David Kargarzadeh, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Kargarzadeh, Grantor, 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 and seal at office in Nashville, Tennessee, this 14th day of August, 2025.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

David Kargarzadeh, Affiant

Subscribed and sworn to before me this 14th day of August, 2025.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 August 14, 2025.

Carla L Lovell

Carla L. Lovell

8-14-2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of August, 2025.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

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