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

Karen Johnson Davidson County
Batch# 1310311 DEEDQC
08/15/2025 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250815-0065013

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:
105 03 4B 015.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David Kargarzadeh, an unmarried 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 205 of Dudley Park Condominiums, established pursuant to the provisions of the Tennessee Code Annotated as the same is set out in Section 66-27-201, et seq. as amended, under the Master Deed and Declaration establishing Dudley Park Condominiums of record in Instrument No. 20230922-0074682, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereof; said Unit being depicted on Exhibit to said Master Deed and Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed and Declaration.

Being the same property conveyed to David Kargarzadeh, an unmarried man, by Warranty Deed from Woodstock Holdings, LLC, a Tennessee limited liability company, dated July 24, 2024, of record at Instrument No. 20240725-0056229 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 1272 3rd Ave. S #205, Nashville, Tennessee 37210.

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