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

Karen Johnson Davidson County
Batch# 1310313 DEEDQC
08/15/2025 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250815-0065015

QUITCLAIM DEED

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

Send Tax Bills To:
same

Map/Parcel Number:
034 03 0B 707.00

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 707 Churchill 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:

Land in Davidson County, Tennessee, being Unit No. 707, Phase 5, Building 7, Churchill Crossing Condominium, Master Deed of record in Book 7792, Page 915, and amended in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. Description taken from Location Plan in said Master Deed and Phase Plan in said Amendment.

Being the same property conveyed to David Ali Kargarzadeh, an unmarried man, by Warranty Deed from Kasey E. Mircea Snyder, f/k/a Kasey E. Mircea and Brent Snyder, wife and husband, dated June 5, 2024, of record at Instrument No. 20240607-0042824 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 707 Churchill Xing, Madison, Tennessee 37115.

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 Ali Kargarzadeh, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Ali 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: 10/9/27

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 Ali Kargarzadeh, Affiant

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

Notary Public

My Commission Expires: 10/9/27

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: 10/9/27