Karen Johnson Davidson County
Batch# 1320693 DEEDQC
09/10/2025 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250910-0072259

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Taha Adnan Jan, Trustee, Affiant Subscribed and sworn to before me, this 8th day of September, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Taha Adnan Jan and Eman Bahrani, Trustees 841B Dewees Avenue Nashville, Tennessee 37204	SAME	118 02 1M 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Taha Adnan Jan and wife, Eman Bahrani**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Taha Adnan Jan and Eman Bahrani, Trustees of the Bahrani-Jan Living Trust, established by the Revocable Trust Agreement of Taha Adnan Jan and Eman Bahrani dated September 8, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 8th day of September, 2025.

Taha Adnan Jan

Eman Bahrani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Taha Adnan Jan and Eman Bahrani, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2025.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 2 of Homes at 841 Dewees Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 845 Dewees Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190516-0046048, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 841 Dewees Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190516·0046048, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Taha Adnan Jan and Eman Bahrani, husband and wife, by deed from Tyler S. Sanders and Anna E. Sanders, wife and husband, of record as Instrument No. 20220624-0072481, Register's Office for Davidson County, Tennessee.

Taha Adnan Jan and Taha A. Jan are one and the same person.

This is improved property known as 841B Dewees Avenue, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 8, 2025.

09/10/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of September, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

