PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

Karen Johnson Davidson County
Batch # 1322674 DEEDQC
09/16/2025 08:22:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250916-0073637

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

Rashid Nowroozi

SWORN AND SUBSCRIBED before me this 15th day of September, 2025.

ROLAND T. HAIRSTON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires

Notary Public

My commission expires: 7/2/29

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map-Parcel Nos.
Rashid Nowroozi 5533 Thalman Dr., Brentwood, TN 37027	**Rashid Nowroozi** 5533 Thalman Dr., Brentwood, TN 37027	161 09 0 144.00

THIS QUITCLAIM DEED made this 15th day of September 2025 by **Rashid Nowroozi** (later called "Grantor"), whose mailing address is 5533 Thalman Dr., Brentwood, TN 37027, to the **Rashid Nowroozi Revocable Trust** (later called "Grantee"), whose mailing address is 5533 Thalman Dr., Brentwood, TN 37027.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No 63B on the Plan of Lots 63, 64 & 65 Revised Zone Lot Division, Lots 54, 55, 57, 58, 60, 63, 64, 65 and 66 Brentwood Meadows, Section 3, of record in Book 6250, Page 775, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rashid Nowroozi, from Robin A. Perry, an unmarried woman, by Quitclaim Deed on April 17, 2023, in Instrument No. 20230421-0029477, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matter shown on the plat of Lots 63, 64 & 65 Revised Zone Lot Division, Lots 54, 55, 57, 58, 60, 63, 64, 65 and 66, Brentwood Meadows, Section 3, as recorded in Book 6250, Page 775.

Covenants, Conditions. and Restrictions as set forth in Restrictive Covenants recorded in Book 6771, Page 442.

Easement for Road Maintenance Declaration, recorded in Bok 6510, Page 84 and Book 6617, Page 423.

This is improved property located at 5533 Thalman Drive Brentwood TN 37027.

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 15th day of September, 2025

RASHID NOWROOZI, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Rashid Nowroozi**, the Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 15th day of September, 2025.

NOTARY PUBLIC

ROLAND T. HAIRSTON II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

My commission expires: 7/24/29