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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Rashid Nowroozi

Karen Johnson Davidson County
Batch # 1322674 DEEDQC
09/16/2025 08:22:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250916-0073639

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

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

Notary Public

My Commission Expires

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	162 06 0 156.00

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 ALL OF LOT NO. 139, SECTION TWO, FAIR OAKS, OF RECORD IN PLAT BOOK 4460, PAGE 52 & 53, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Rashid Nowroozi from Shakram Safari and Mahtab Tahmashi Notaraki, by Quitclaim Deed on March 3, 2016, in Instrument No. 20160401-0031310, in the Register's Office for Davidson County, Tennessee.

The property is commonly known as 195 Townes Dr., Nashville, TN 37211.

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.

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

NOTARY PUBLIC

My commission expires: 7/12/29