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
20250916-0073640

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: 7/2/29 Commission Expires

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	081 01 0 067.00

THIS QUITCLAIM DEED made this 15th day of September 2025 by **Rashid Nowroozi, a single man** (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 parts of Lots 22 and 23 on the plan of Map of Hailey's Subdivision of Part of Block 5 in G.T. Sheegog Subdivision at Bordeaux, of record in Book 547, Page 155, erroneously referred to as Page 152 in prior deed, Register's Office for said County.

Said property fronts 90 feet on the Easterly margin of River Road and extends back 130 feet more or less on the Northerly line and 145 feet more or less on the

Southerly line to the low water mark of the Cumberland River on which it measures 90 feet.

Being the same property conveyed to Rashid Nowroozi, an unmarried man, from Music City Financial, LLC, a Texas Limited Liability Company, by Quitclaim Deed on February 28, 2023, in Instrument No. 20230302-0014876, in Register's Office for Davidson County, Tennessee.

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 THARPE II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 7/24/29

My Commission Expires