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 2 pgs
Fees: $12.00 Taxes: $0.00
20250916-0073644

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.

Notary Public

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

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 **Hamid Heidari and Sima Norouzi** 1411 Glenview Dr Brentwood, TN 37027	**Rashid Nowroozi** 5533 Thalman Dr., Brentwood, TN 37027 **Hamid Heidari and Sima Norouzi** 1411 Glenview Dr Brentwood, TN 37027	093 16 0 424.00

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 the East 30 feet Lot 4 of Block F on the Plan of Hermitage Addition of record in Plat Book 57, Page 43, in the Register's

Office for Davidson County, Tennessee. Said part of said Lot fronts 30 feet on the South side of Robertson Street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Rashid Nowroozi, as to a 50% interest and Hamid Heidari and Sima Norouzi, husband and wife, as to a 50% interest, from Peggy D. Mathes, Administrator of the Estate of Mary Ella White, by Administrator's Deed on January 27, 2020, in Instrument No. 20200204-0012424, in the Register's Office for Davidson County, Tennessee.

The property is commonly known as 81 Robertson Street, Nashville, TN 37210.

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. HAMILTON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

NOTARY PUBLIC

My commission expires: 7/2029