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

Karen Johnson
Batch # 1322674
09/16/2025 08:22:35 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250916-0073645

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: 7/2/24 My 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	093 16 0 210.00

THIS QUITCLAIM DEED made this 15th day of September 2025 by **Rashid Nowroozi, single** (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:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

BEING THE WESTERLY 17 1/2 FEET OF LOT NO. 274 AND THE WESTERLY 15 1/2 FEET OF LOT NO. 275 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOUTHEASTERLY PART OF LOT NO. 274 AND WESTERLY PART OF LOT NO. 275 FRONT TOGETHER 33 FEET ON THE SOUTHERLY SIDE OF CANNON STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

Being the same property conveyed to Rashid Nowroozi, single, from JDG Investments, LLC, by Quitclaim Deed on April 10, 2024, in Instrument No. 20240412-0026262, in the Register's Office for Davidson County, Tennessee.

The property is commonly known as 65 Cannon 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.

NOTARY PUBLIC

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

My commission expires: 7/2/29

My Commission Expires