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
20250916-0073648

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

Notary Public

My commission expires: 7/21/29 My Commission Expires

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map-Parcel Nos.
Rashid Nowroozi 5533 Thalman Dr., Brentwood, TN 37027 **Hamid Heidari** 1411 Glenview Dr Brentwood, TN 37027	**Rashid Nowroozi** 5533 Thalman Dr., Brentwood, TN 37027 **Hamid Heidari** 1411 Glenview Dr Brentwood, TN 37027	105 08 0 285.00

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:

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 2, on the Plan of the Resubdivision of Old Fairgrounds Subdivision, Part of Lots 32, 33, 36, 39, 42 and all of Lots 34, 35, 40 and 41, of record in Plat Book 6200, Page 713, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Hart Street, said point being 336.47 feet easterly along the right-of-way margin of Hart Street, from the radius return of the intersection of Hart Street with Lewis Street; thence leaving the margin of Hart Street and with the common line between Lots 1 and 2 on aforesaid plat, S29 deg. 28' 17" W, 204.27 feet to a point; thence N86 deg. 20' 25" W, 17.86 feet to a point; thence S5 deg. 24' 35" W, 64.5 feet to a point; thence N 86 deg. 20' 25" W, 20.0 feet to a point; thence S 7 deg. 20' 53" W, 285.46 feet to a point in the northerly margin of Factory Street; thence leaving said common line between Lots 1 and 2 and with the northerly margin of Factory Street, S 85 deg. 27' 44" E. 252.51 feet to a point; thence leaving the northerly margin of Factory Street N 10 deg. 46' 18" E, 53.97 feet to a point in the southerly margin of Hart Street; thence with the southerly margin of Hart Street N 83 deg. 35' 20" W, 171.53 feet to the point of beginning, containing 2.95 acres, more or less.

Being the same property conveyed to Rashid Nowroozi and Hamid Heidari, each an undivided one half interest, from Masoud Nazariat, Rashid Nawroozi, Hamid K Heidari and Sima Norouzi, by Quitclaim Deed on December 28, 2017, in Instrument No. 20180102-0000458, in the Register's Office for Davidson County, Tennessee.

The property is commonly known as 47 Hart Street, Nashville, Tennessee 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

My commission expires: 7/2/29

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