Karen Johnson
Batch # 1325888
09/23/2025 02:49:19 PM
Fees $17.00 Taxes $0.00
Davidson County
DEEDQC
3 pgs
20250923-0075981

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 MOHAMMAD RAHIMI, AFFIANT Subscribed and sworn to before me, this 17th day of September 2025. NOTARY PUBLIC My Commission Expires: 7-3-2028

LAURA YATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MOHAMMAD H. RAHIMI and ZARY MONTAZARI RAHIMI, CO-TRUSTEES 1601 Old Hickory Blvd. Brentwood, TN 37027	New Owner	Map and Parcel No.: 158-00-0-115.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Mohammad Rahimi and wife, Zary Rahimi, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Mohammad H. Rahimi and Zary Montazari Rahimi, Co-Trustees of the Rahimi Joint Revocable Trust, created December 4, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is property known as 1601 Old Hickory Boulevard, Brentwood, TN 37027, and more particularly described as follows:

Land in the 7th Civil District of Davidson County and Williamson County, TN, being Lot No. 58 on the Plan of Derby Glen Close, of record in Plat Book 6250, Page 90 (Davidson County), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohammad Rahimi and wife, Zary Rahimi, from Bruce Yazdian and wife, Giti Yazdian, by Warranty Deed recorded in the Register's Office of said county and state at Book 9597, Page 650-652.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17th day of September 2025.

Mohammad Rahimi, Grantor

Zary Rahimi, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mohammad Rahimi**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of September 2025.

Notary Public

My Commission Expires: 7-3-2028

LAURA YATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Zary Rahimi**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of September 2025.

Laura Yates
Notary Public

My Commission Expires: 1-3-2028

