Prepared by: Wessley S. Inscoe, attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1328481 DEEDQC
09/30/2025 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250930-0077837

Mohammad Karim, et ux.

TO:

Mohammad R. Karim and Nasrin R. Karim, Trustees of the Karim Family Revocable Trust dated September 30, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 30th day of September, 2025, by **Mohammad Karim and Nasrin Karim, husband and wife** ("Grantors") to **Mohammad R. Karim and Nasrin R. Karim, Trustees of the Karim Family Revocable Trust dated September 30, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 13 on the revised plan of Hanover Park of Sheffield, a planned unit development, of record in Plat Book 9700, Page 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Mohammad Karim and Nasrin Karim, husband and wife, by Quitclaim Deed (to correct the Warranty Deed recorded June 2, 2006, as Instrument No. 20060602-0065423) from Mohammad Karim and Nasrin Karim, husband and wife, dated July 24, 2010, and recorded on November 15, 2010, in Instrument No. 20101115-0091176, in the Register's Office for Davidson County, Tennessee.
>
> FURTHER being the same property conveyed to Mohammad Karim and Nasrin Karim, husband and wife, by Warranty Deed from John W. Frye and wife, Joan M. Frye, dated May 31, 2006, and recorded on June 2, 2006, as Instrument No. 20060602-0065423, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is property known as: **7605 River Fork Drive, Nashville, TN 37221**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Mohammed Karim
Grantor

Nasrin Karim
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mohammed Karim and Nasrin Karim**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30th day of September, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Mohammad R. Karim and Nasrin R. Karim, Trustees 7605 River Fork Drive Nashville, TN 37221	Same/Owner	7605 River Fork Drive Nashville, TN 37221 141-14-0A-013.00

Certificate of Authenticity

I, Thomas W. Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept 30, 2025.

Affiant Signature

9-30-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of Sept., 2025.

Notary's Signature
My Commission Expires: 1·28·26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026