Karen Johnson Davidson County
Batch# 1330883 DEEDQC
10/06/2025 02:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251006-0079637

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

NOTE TO REGISTER'S OFFICE This Deed is exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi), being a deed from Grantors to a revocable living trust created by Grantors for their use and benefit. Pursuant to T.C.A. §67-4-409(a)(1)(E) no oath of value is required on a deed exempt from recordation tax.	(Blank for Register's Office Endorsement Stamp)

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
The Sycamore Trust 1048 Sycamore Estates Nashville, TN 37211	Same as New Owner	172-09-0C-011.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **DAMOON GHASEMNEZHAD and SANAZ KAMYAB, a married couple** (hereinafter "Grantors"), do hereby convey, remise, release and quitclaim unto **THE SYCAMORE TRUST** (hereinafter "Grantee"), and its successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Final Subdivision Plat Sycamore Estates of record in Plat of record in Instrument No. 20241119-0089665, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Damoon Ghasemnezhad and Sanaz Kamyab, a married couple, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, recorded in Instrument No. 20250919-0074850 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1048 Sycamore Estates, Nashville, TN 37211.

This conveyance is expressly subject to the lien of the Deed of Trust of record in Instrument No. 20250919-0074851 in the Register's Office for Davidson County, Tennessee, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 6 day of October, 2025.

DAMOON GHASEMNEZHAD, Grantor

SANAZ KAMYAB, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **DAMOON GHASEMNEZHAD** and **SANAZ KAMYAB**, the within named Grantors, with who I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the within instrument and upon oath acknowledged that they did so freely and voluntarily and for the purposes therein contained.

WITNESS MY HAND and seal this 6 day of October, 2025.

Commission Expires: 12-05-2026

Mary Gail Porter
NOTARY PUBLIC



Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 6th day of October, 20 25.

Ernest D. Bennett, III, Affiant — October 6, 2026 Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 6th day of October, 2025

Commission Expires: December 5, 2026

Mary Gail Porter
Notary Public

