Karen Johnson
Batch # 1332254
10/09/2025 10 33 25 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251009-0080713

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO·

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Jım A Attar, Trustee &
Nazıla Attar, Trustee
1053 Walnut Bend Lane
Brentwood, TN 37027

Send Tax Bill to·
Owner

Map-Parcel Numbers:
05312010600

State of Tenne..
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2025.

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires·
7/17/28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jim A. Attar and wife, Nazila Attar** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Jim A. Attar and Nazila Attar, Trustees of the Jim A. Attar and Nazila Attar Living Trust dated July 14, 2025, and any amendments thereto,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS·

Tract I:
Land ın Davıdson County, Tennessee, being Lot No 8 on Block 6 on the Plan of Dabbs and Elliot's Subdıvısion No. 1, as of record ın Book 547, Page 97, Regıster's Office, to whıch plat reference is here made for a more complete and accurate descrıptıon

Beıng a portıon of the same property conveyed to Jım A Attar and wıfe, Nazıla Attar from Hassan Eslamı and wıfe, Heshmat Ghalamchı, by deed of record ın Instrument No. 20150501-0039540, Regıster's Office for saıd county, Tennessee

Tract II:
Land ın Davıdson County, Tennessee, beıng Lot Nos 10, 11, and 12 and part of 13 on Block 6 on the Plan of Dabbs and Elliot's Subdıvısion No 1, as of record ın Book 547, Page 97, Regıster's Office, and beıng more fully descrıbed as follows:

Beginning at a steel pın set ın asphalt on the southeast corner of Lot 13, adjacent to Old Hickory Boulevard also known as Hadley Avenue and Concrete Drive, thence 86 feet northwesterly across the western border of Lots 13, 12, 11 and 10 to a point, thence 90 degrees northeast, 120 feet along the line dividing Lots Nos 10 and 9 of the afore-mentioned plat book to a point; thence southeasterly 90 degrees, 86 feet along the eastern border of Lots Nos 10, 11, 12 and 14 to a point, thence 90 degrees southwesterly 120 feet along the southwest border of Lot No. 13 to the point of beginning

Included in the above description but expressly excluded there from is property conveyed to W. R. Vance and wife, Marion Vance, by deed of record in Book 6585, Page 496, Register's Office for Davidson County, Tennessee described as follows:

Being part of Lots 12 and 13 of Block 6 on the Plan of Dabbs & Elliot's Subdivision No. 1, as of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee and described according to a survey by T. L. Montoya Land Surveying, dated May 20, 1985, as follows:

Beginning at the intersection of the northerly margin of Old Hickory Boulevard as widened and the westerly margin of 32nd Street; thence along said northerly margin North 46 degrees 14' 43" West 112 0 feet to a point, this being the point of beginning for this described tract; thence, continuing with said northerly margin, North 46 degrees 14' 43" West 29.23 feet to a point; thence, along the West line of this tract 43 degrees 56' 31" East 120 feet to a point in the southerly margin of a 10-feet alley; thence with said southerly margin; South 46 degrees 14' 43" East 28.94 feet to a point, said point being 112 feet from the westerly margin of 32nd Street, thence along the easterly line of this tract, South 43 degrees 48' 16" West 120 feet to the point of beginning, containing 3,490 square feet.

Said Tract II being a portion of the same property conveyed to Jim A. Attar and wife, Nazila Attar from Hassan Eslami and wife, Heshmat Ghalamchi, by deed of record in Instrument No. 20150501-0039540, Register's Office for said county, Tennessee.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises

Said property is commonly referred to as 3003 and 3005 Old Hickory Boulevard, Old Hickory, Tennessee, 37138

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of July, 2025.

Jim A. Attar

Nazila Attar

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jim A. Attar and Nazila Attar** 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 this 14th day of July, 2025

My commission expires: 7/17/28 Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY