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:

Jim A. Attar, Trustee &
Nazila Attar, Trustee
1053 Walnut Bend Lane
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
12001009600

State of Tennessee
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:
7/17/2028

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:

> Land in Davidson County, Tennessee, being Lot No. 262 on the Map of Miro Meadows, of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 262 fronts 80 feet on the northerly side of Vultee Boulevard, and runs back between lines 172.8 feet on the easterly line and 172.2 feet on the westerly line, to a dead line in the rear which is measure 60 feet.
>
> 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 1214 Vultee Boulevard, Nashville, TN 37217.

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.

Karen Johnson
Batch # 1332254
10/09/2025 10 33 25 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251009-0080714

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: 7/17/2028 Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY