Karen Johnson Davidson County
Batch# 1343070 DEEDQC
11/07/2025 03:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251107-0089064

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| The Amiri Family Revocable Living Trust<br>1609 Boxwood Drive<br>Nashville, TN 37211 | SAME | 172-03-0C-026-00 |

# QUITCLAIM DEED

THIS INDENTURE made and entered into on this 7th day of November, 2025, between **Roya Amiri and Wasie Amiri, wife and husband** ("Grantor"), and **Wasie Amiri and Roya Amiri, Trustees, or their successors in trust under THE AMIRI FAMILY COMMUNITY PROPERTY TRUST dated the 7th day of November, 2025, and any amendments thereto.** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 26 on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roya Amiri and Wasie Amiri, wife and husband, by Warranty Deed from Sunnybrook Investment Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20241202-0093497, said Register's Office.

This is improved property known as: **1609 Boxwood Drive, Nashville, TN 37211**

**THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.**

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
**Roya Amiri**

_____(L.S.)
**Wasie Amiri**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Roya Amiri and Wasie Amiri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 7th day of November, 2025.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 7th day of November, 2025.

_____
Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**TRUE COPY CERTIFICATION**

I, R. Houston Akin, Tennessee BPR No. 033818, 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 November 7, 2025.

November 7, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

**State of Tennessee** )
**County of Davidson** )

Sworn and subscribed before me on this 7th day of November, 2025

Notary Public: _____

My Commission Expires: 7.6.26