# Certificate of Authenticity

I, DOUGLAS L. WATERMAN, 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 SEPTEMBER 25, 2025.

Date

Affiant Signature

Karen Johnson Davidson County
Batch# 1343658 DEEDQC
11/12/2025 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251112-0090006

11/11/25
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 11 day of NOVEMBER, 2025.

Notary's Signature

My Commission Expires: 5-6-2029
Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | Ghafuri Family Trust<br>6741 Sugar Hill Drive<br>Nashville, Tennessee 37211 |
| SEND TAX BILLS TO: | SAME |
| MAP-PARCEL NOS. | 181-01-A-125 |
| Prepared by: | Douglas L. Waterman, Attorney at Law, PLLC<br>Dba Waterman Law Firm<br>4701 Trousdale Drive, Suite 211<br>Nashville Tennessee 37220 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 25th day of September, 2025 by and between Rahim Ghafuri and Shokria Ghafuri, husband and wife, and Matin Ghafuri, a single man, convey said real property to the Ghafuri Family Trust, dated September 25, 2025, Rahim Ghafuri and Shokria Ghafuri, husband and wife, Trustor(s) and/or Trustee(s) "Grantees", including all their rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in following described tract of land, lying and being situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 179 on the Plan of Sugar Valley, Section 4, a Planned Unit Development, of record in Instrument Number 20000523- 0051444, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property as conveyed to Rahim Ghafuri and wife Shokria Ghafuri by Warranty Deed from Lawrence E. Picard and Laurie A. Picard, dated August 31, 2007, recorded September 10, 2007 at Instrument Number 20070910-0108493, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Rahim Ghafuri and wife Shokria Ghafuri and Matin Ghafuri, unmarried, by Quitclaim Deed from Rahim Ghafuri and wife Shokria Ghafuri dated July 13, 2015, recorded July 14, 2015 as Instrument Number 20150714-0068474, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the property described herein but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

This is unimproved property known as: 6741 Sugar Hill Dr., Nashville, TN 37211

WITNESS my/our hand(s) and seal on this 25th day of September, 2025

RAHIM GHAFURI

SHOKRIA GHAFURI

MATIN GHAFURI

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Rahim Ghafuri and Shokria Ghafuri, husband and wife, and Matin Ghafuri, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 25th day of September, 2025.

Notary Public

My Commission Expires: 5-6-2029

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $1.00

Affiant:

Affiant:

Affiant:

Signed before me, witness my hand and official seal.
This 25th day of September, 2025.

Notary Public

My Commission Expires: 5-6-2029

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029