This instrument was prepared by:
Percy Baker
909 Thomas Ave D
Nashville TN 37216

Once recorded, return to:
Jamshid Mohebbi and Peyman Behrouzi
1406 Charlotte Pike
NASHVILLE TN 37203

Karen Johnson
Batch # 1350129
11/24/2025 01:15:49 PM
Fees: $32.00 Taxes: $0.00

Davidson County
DEEDQC
6 pgs

20251124-0093677

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of 10.00 US Dollars ($ 10.00) in hand, paid to JPP Development Group, a Tennessee Limited Liability Company with an address of 1406 Charlotte Pike Nashville Tn 37203 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Beneficiaries are identified on Page 5, 'EXHIBIT B', with an address of _____ (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 072 09 0 026.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Peymon Behrouzi

Address: 1406 Charlotte Pike Nashville Tn 37203

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor: JAMSHID MOHEBBI 11-24-25

Grantor Signature: _____ Date: 11-24-25

Printed Name: JPP Development Group

Peyman Behrouzi 11-24-25

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: 11/24/25

Printed Name: Peyman Behrouzi

2nd Witness Signature: _____ Date: 11-24-25

Printed Name: Jamshid Mohebbi

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On 11/24/25 before me, M. Justin Willis,
personally appeared Peyman Beharri, Jamshid Mohebbi, ~~Rahman~~ Percy Baker / JPP Development 3 Members
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature M. Justin Willis

Printed Name M. Justin Willis

My Commission Expires 1/11/26

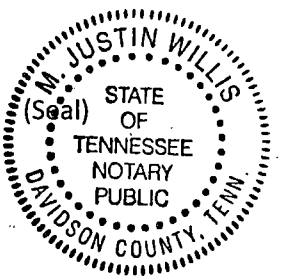


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being the West 50 feet of Lot No. 36 and the East 12-1/2 feet of Lot No. 34 on the Map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, of record in Book 332, page 34, Register's Office for said County. Said parts of said lots adjoin and fronts together 62-1/2 feet on the south side of Cherokee Avenue and run back between lines, 325 feet, more or less, on the west line of part of Lot No. 34, 329.8 feet, more or less, on the east line of Lot No. 36 to a dead line on which they measure 62-1/2 feet. Being the same property conveyed to Henry T. Jackson and wife, Weader Hall Jackson by Warranty Deed from Charles M. Oglesby and wife, Lona C. Oglesby, of record in Book 2861, page 233, Register's Office for Davidson County, Tennessee, dated January 05, 1959 and recorded on January 07, 1959. (Value or consideration shown in aforementioned deed $7,950.00.) Henry T. Jackson and Weader Hall Jackson having become divorced in 1969; Decree of record in Book 4468, Page 902, said Register's Office. Weader Hall Jackson having become deceased on or about March 9, 2020; Affidavit of Heirship in Instrument No. 20210728-0101407, and Instrument No. 20210728-0101406, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Turnkey Builders LLC by deed from Charles Thomas Jackson, a single person, Johnny Lloyd Jackson, a married person, Sandra J. Mayberry, a married person, Donna Sue Jackson, a single person and Ruth Aileen Trolinger, a single person, all Heirs at law of Weader Hall Jackson, deceased of record in Instrument No. 20210728-0101408, Register's Office for Davidson County, Tennessee. Being the same property conveyed to JPP Development group LLC. With three members, Jamshid Mohebbi, Percy Baker, Peyman Behrouzi from Turnkey Builders LLC. By sales instrument 20230630-0050276. This conveyance is subject to: •

Any and all existing easements and restrictions as shown of record not stated herein This is improved property known as: 842 Cherokee Avenue, Nashville, Tennessee 37207

EXHIBIT B

Grantees

Grantee Jamshid Mohebbi

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

1406 Charlotte Ave. Nashville, TN 37203

Mailing Address

Grantee Peyman Behrouzi

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

1406 Charlotte Ave. Nashville, TN 37203

Mailing Address

Grantee

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

Mailing Address

Grantee

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

Mailing Address

Grantee

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

Mailing Address

Grantee

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

Mailing Address

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Affiant

Subscribed and sworn before me, this 24 day of November, 2025

Notary

M. JUSTIN WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exp: 1/11/26