Karen Johnson Davidson County
Batch # 1355790 DEEDQC
12/09/2025 11:28:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251209-0097873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF November 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE HAJIZADEH COMMUNITY PROPERTY REVOCABLE TRUST	**SAME**	**162-10-1-5DU33595**
(NAME) **952 Edmondson Pike**	(NAME)	
(ADDRESS) **Brentwood, Tennessee 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Daryoosh Hajizadeh,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Daryoosh Hajizadeh and Maria Toghraei Hajizadeh, Trustees of The Hajizadeh Community Property Revocable Trust,** established by **The Trust Agreement of the Hajizadeh Community Property Revocable Trust, Dated November 25, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee Being Lot No. 1 on the Plan of Brook View Estates, Section 1, of record in Book 4460, Page 103, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Masoud John Baluch and Daryoosh Hajizadeh by deed of record in Instrument No. 20000209-0013333, said Register's office and further conveyed from Masoud John Baluch to Tahareh Khoshnevis Zadeh, of record in Instrument No. 20030416-0050970, said Register's office.

Further being the same property conveyed to Daryoosh Hajizadeh from Tahareh Khoshnevis Zadeh by Quitclaim Deed dated February 1, 2024, of record in Instrument No. 20240202-0007373, Register's Office for Davidson County, Tennessee.

Further subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

Unimproved ( )
This is improved (X) property, known as: **540-542 Benzing Road, Antioch, TN 37013.**

Witness our hands, this the 25th day of November, 2025.

Daryoosh Hajizadeh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daryoosh Hajizadeh** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 25th day of November, 2025.

My Commission Expires: 3/3/2026

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public