THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
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Karen Johnson
Batch # 1356771
12/11/2025 11:31:16 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251211-0098659

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
LUCKY 13 TRUST 1215 Franklin Rd. Brentwood, TN 37027	SAME	03400004300

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, PAYMAN ZAD and FARNAZ ESMAEILI, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto LUCKY 13 TRUST, its successors and assigns ("GRANTEE"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 8th day of December, 2025.

PAYMAN ZAD

FARNAZ ESMAEILI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me personally appeared PAYMAN ZAD and FARNAZ ESMAEILI, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 8th day of December, 2025.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Co., Inc., dated February 20, 1970, as follows:

BEGINNING on the westerly margin of Gallatin Pike at the southeast corner of the W. T. Davis Heirs property; thence with Davis south line north 88 deg. 34' 50" west 303.4 feet to a concrete monument; thence south 0 deg. 28' east 30.04 feet to an iron pin; thence south 88 deg. 34' 50" east 280.28 feet to an iron pin in the westerly margin of Gallatin Pike; thence with the westerly margin of said Pike north 12 deg. 56' 21" east 100.00 feet to the point of beginning containing 0.656 acres, more or less.

Being the same property conveyed to Payman Zad and wife, Farnaz Esmaeili by deed of record in instrument #20210827-0115729, R.O.D.C.

The property address is 1303 Gallatin Pike, Madison, TN 37115.