THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
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Karen Johnson Davidson County
Batch # 1356772 DEEDQC
12/11/2025 11:32:37 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251211-0098660

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBERS:
LUCKY 13 TRUST 1215 Franklin Rd. Brentwood, TN 37027	SAME	03407001800 03411000900 034110A00100CO 034110A00100CO 05002004700 04305023000 04305023200

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), I, FARNAZ ESMAEILI, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey unto LUCKY 13 TRUST, ("GRANTEE"), its successors and assigns, all of GRANTOR'S right, title and interest in and to certain tracts or parcels 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.

PAYMAN ZAD joins in this conveyance to convey to GRANTEE any rights he has as the husband of FARNAZ ESMAEILI.

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

PAYMAN ZAD

FARNAZ ESMAEILI

STATE OF TENNESSEE)
COUNTY OF WIILLIAMSON)

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

Parcel 1: Parcel ID# 03407001800

Land in the 10th Civil District of Davidson County, being described as follows:

Beginning at a point in the Southerly margin of Shepherd Hills Drive 365 feet Southeast from the Easterly corner of Lot No. 80 on the unrecorded Plan of Shepherd Hills Subdivision, being South 56 degrees 05 minutes East 115 feet from the Easterly corner of the land conveyed to J.O. Jones and wife, by deed from A.J. Coleman and wife, of record in Book 2809, page 606, Register's Office for Davidson County, Tennessee; thence with the margin of said Shepherd Hills Drive South 56 degrees 05 minutes East 110 feet to a point; thence South 33 degrees 55 minutes West 210 feet to a point; thence North 46 degrees 45 minutes West 111.5 feet to a point; thence North 33 degrees 55 minutes East 191.9 feet to the point of beginning.

Being the same property conveyed to Farnaz Esmaeili by deed of record in instrument #20220428-0049431, R.O.D.C.

This is improved property known as 328 Shepherd Hills Dr., Madison, TN 37115.

Parcel 2: Parcel ID# 03411000900
034110A00100CO
034110A00200CO

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the A.J. Coleman Lands, and described according to a survey made by Cantrell, Connell and Morrison, Engineers, dated January 20, 1960, as follows:

Beginning at an iron pin in the Southwesterly margin of Shepherd Hills Drive, at the Northeasterly corner of the lot conveyed to J.O. Jones, by deed from A.J. Coleman and wife, as of record in Book 2875, pages 605, Register's Office for said County; thence along the margin of Shepherd Hills Drive, South 56 degrees 05 minutes East 142 feet to an iron pin; thence South 2 degrees 33 minutes West 124 feet to an iron pin in the Northerly margin of the L. and N. Railroad right of way; thence with said railroad right of way, South 69 degrees 30 minutes West 162 feet to a fence post; thence leaving said right of way, North 47 degrees West 127.6 feet to an iron pin, being Jones' Southeasterly corner; thence with Jones' Easterly line,

North 33 degrees 55 minutes East 210 feet to the point of beginning, containing 1 acre more or less.

Being the same property conveyed to Farnaz Esmaeili by deed of record in instrument #20220428-0049431, R.O.D.C.

The property addresses are 332, 334 and 334C Shepherd Hills Dr., Madison, TN 37115.

Parcel 3: Parcel ID #05002004700

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section II, Willow Creek of record in Plat Book 5200, Page 630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a mere complete description of the property.

Being the same property conveyed to Farnaz Esmaeili by deed of record in instrument #20230306-0016007, R.O.D.C.

This conveyance is subject to all matters shown on the Plan, of record in Plat Book 5200, Page 630, Register's Office for Davidson County, Tennessee; and Restrictions of record in Book 6217, Page 959 and Book 6620, Page 658, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3608 Willow Creek Court, Nashville, Tennessee 37207.

Parcel 4: Parcel ID #04305023000

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 16, 17, and 18 of Woodlawn Estate of record in Book 5190, page 666, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Farnaz Esmaeili by deed of record in instrument #20220819-0094117, R.O.D.C.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 5190, page 666, said Register's Office, which Plan shows a 55 foot minimum building setback line from Bixler Avenue, and a 10 foot easement for drainage purposes along the rear line of said lot and an easement for sewer along the southerly side line; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County,

Tennessee of record in Book 4758, page 103, said Register's Office; and Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20170330-0030945, said Register's Office.

This is improved property, known as 636 Bixler Avenue, Madison, TN 37115.

Parcel 5: Parcel ID #04305023200

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 16, 17 & 18 of Woodlawn Estates of record in Book 5190, page 666, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Farnaz Esmaeili by deed of record in instrument #20220816-0092936, R.O.D.C.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 5190, page 666, said Register's Office, which Plan shows an 85 foot minimum building setback line from Bixler Avenue, and 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as 644 Bixler Avenue, Madison, TN 37115.