[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY:
Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1361841 DEEDQC
12/29/2025 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102593

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Affiant

Subscribed and sworn to before me this
23rd day of December 2025.

Notary Public
My Commission Expires: July 2, 2029

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
David Mehron Mansouri and Sarah Eryn Mansouri, Trustees of the David Mehron Mansouri and Sarah Eryn Mansouri Joint Revocable Trust 4001 Nebraska Avenue Nashville TN 37209	David and Sarah Mansouri 4001 Nebraska Avenue Nashville TN 37209	104-01-0-271.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **David Mansouri and Sarah Mansouri, husband and wife** (the "Grantors"), do hereby quitclaim and convey unto **David Mehron Mansouri and Sarah Eryn Mansouri, Trustees under The David Mehron Mansouri and Sarah Eryn Mansouri Joint Revocable Trust dated December 23, 2025, (the "Grantee")**, its heirs and assigns, all of their right, title, and interest in and to the following tract or parcel of land situated in **Davidson County**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the Northeasterly part of Lot No. 46, on the Map of West End Annex as Subdivided by Sylvan Park Land Company, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 46 fronts 63.00 feet on the Southerly side of Nebraska Avenue and runs back between parallel lines 108.0 feet, to a line in the rear, which measures 63.0 feet thereon.

Being the same property conveyed to David Mansouri and Sarah Mansouri, husband and wife, by Warranty deed from Jenkins Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 201909300099385 Register's Office for Davidson County, Tennessee, dated September 27, 2019, and recorded on September 30, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4001 Nebraska Avenue, Nashville, TN 37209.**

This Trust ("The David Mehron Mansouri and Sarah Eryn Mansouri Joint Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustees in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 23rd DAY OF DECEMBER 2025.

David Mansouri

Sarah Mansouri

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jennifer Bruse-Markwell, a Notary Public of said County and State, appeared **David Mansouri** and **Sarah Mansouri**, 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 and seal, at Office in Nashville, Tennessee, this 23rd day of December 2025.



Jennifer Bruse-Markwell
NOTARY PUBLIC
My Commission Expires: July 2, 2029

Certificate of Authenticity

I, **Michael S. Goode**, 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 **December 23, 2025**.

Affiant Signature

12/23/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of December 2025.

Notary's Signature

My Commission Expires: July 2, 2029
Date

Notary's Seal (if on paper)

