THE ABOVE SPACE PROVIDED FOR RECORDS USE ONLY
PREPARED BY:
Sabrina Shoulders Sepehr
5300 Bell Crest Dr.
Antioch, Tn 37013

Karen Johnson
Batch # 1366921
01/07/2026 02:40:02 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260107-0001492

WHEN RECORDED RETURN TO:
Ron Sepehr (new owner) and Sabrina Sepehr
5300 Bell Crest Dr.
Antioch, Tn 37013

QUIT CLAIM DEED

On December 22, 2025
Sabrina Shoulders known as Sabrina Sepehr, a married person
for and in consideration of One Dollar ($1.00) and other good and valuable consideration conveys release and quit claim all rights title and interest in the property to the GRANTEE:
Ron Sepehr and Sabrina Sepehr 5300 Bell Crest Dr, Tn Davidson County, Tennessee, 37013. The following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee.

Map/Par: 133150144.00 3985 Nolensville Pike Nashville, Tn 37211
Prior Deed reference: Book 11724 Page 812
Being tract 2 on the plan of Elysian Plaza, as shown on the plat of record in plat book 6900 page 370. Register's Office for Davidson County Tennessee. To which plat reference is hereby made for a more particular description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration of true value,
Whichever is greater for this transfer is $100

Sabrina Shoulders ,Affiant
Subscribed and sworn before me this 7th
Day of January 20 26.

Bethany Gladish
Notary public

BETHANY GLADISH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission expires 07/30/2029

Mail Tax Statement To: Ron Sepehr and Sabrina Sepehr
5300 Bell Crest Dr.
Antioch, Tn 37013

T. A. I.

IN TESTIMONY WHEREOF I/we have hereunto set my/ our hand(s) this 7th day of January, 20 26.

Sabrina Shoulders
Sabrina Shoulders

STATE OF TENNESSEE
COUNTY OF Davidson
Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sabrina Shoulders with whom I am personally acquainted (or prove to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within names and that Sabrina Shoulders executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 7th day of January, 20 26.

My commission expires: 07/30/2029

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 7th day of January, 20 26.

BETHANY GLADISH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

T.A.1