This instrument was prepared by:
Icon Title, LLC
450 St. Andrews Drive
Murfreesboro, TN 37128
File Number: 1-8261-CC

Karen Johnson Davidson County
Batch# 1380502 DEEDQC
02/13/2026 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260213-0011431

This instrument was prepared from information supplied by the parties. Icon Title, LLC has not conducted a title examination, survey, or settlement in connection with this transaction, and assumes no responsibility for any matter that could have been disclosed, addressed, or resolved through a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Subscribed and sworn to before me, this the 12th day of February, 2026.

Notary Public
My Commission Expires: 6.3.29

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Latef Selevani Walid Selevani 526 Heartland Ln Murfreesboro, TN 37127	New Owner	120-05-0-161.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **LATEF SELEVANI, UNMARRIED** (the "Grantor") do hereby quitclaim and convey unto **LATEF SELEVANI AND WALID SELEVANI,** as joint tenants with right of survivorship (the "Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 5B7, on the Map of Glengarry Park Subdivision, Section 5B, of record in Book 3500, page 8, said Register's Office.

BEGINNING at a point in the northerly margin of Glenpark Drive at the common dividing line between Lots 5B7 and 5B8; thence northerly along said dividing line 185 feet more or less to a point in the south right of-way of Briley Parkway; thence westerly 37.3 feet to an offset in said right of-way; thence southerly 15 feet to a point in south right of-way of Briley Parkway; thence westerly 46 feet more or less along said right of-way line to a point in the westerly line of Lot 5B7; thence southerly 170.3 feet or less to a point in the north margin of Glenpark Drive; thence easterly along said margin of Glenpark Drive 80 feet to the point of beginning:

Being the same property conveyed to Latef Selevani, unmarried, by Warranty Deed from Akram Musa Hasan, unmarried, dated January 25, 2010, of record in Instrument No. 20100127-0006764, Register's Office for Davidson County, Tennessee.

This is improved property located at: 427 Glenpark Drive, Nashville, TN 37217

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2026.

GRANTOR:

Latef Selevani

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Latef Selevani, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2026.

Notary Public
My Commission Expires:

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

I, Kirsten Virden, 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 2-12-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 2-12-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of February, 20 26.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

