AFTER RECORDING RETURN TO:
Ariel Safdie
James Bargent
2605 Shadow Lane
Nashville, TN 37216

This document prepared by:
EncorEstate Plans
23505 E Appleway
Suite 200 #552
Liberty Lake, WA 99019

Parcel ID No.: 073-09-0-034.00

Karen Johnson Davidson County
Batch# 1386069 DEEDQC
02/26/2026 01:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260226-0015356

# QUITCLAIM DEED

***Exemption: 67-4-409(a)(1)(C)(vi): Going into a revocable living trust.

THIS DEED made and entered into on this 17 day of December, 2025, by and between **Ariel Safdie and husband, James Bargent**, a mailing address of 2605 Shadow Lane, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Ariel Torri Safdie and James John Bargent, as Trustees of the Safdie and Bargent Family Trust**, a mailing address of 2605 Shadow Lane, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim all right, title and interest in the property to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

**See attached Exhibit A.**

Commonly known as: 2605 Shadow Lane, Nashville, TN 37216

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number 20200226-0021501, recorded on 02/26/2020 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

**Ariel Safdie**

**James Bargent**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Ariel Safdie and James Bargent, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 14 day of December, 2025.

Notary Public
My Commission expires: 11/05/2029

NATASHA BRANCH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

## VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 14 day of December, 20 25.

NATASHA BRANCH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/05/2029

Name and address for person(s) responsible for taxes:
Ariel Torri Safdie and James John Bargent, as Trustees of the Safdie and Bargent Family Trust
2605 Shadow Lane
Nashville, TN 37216

Name and address of property owner:
Ariel Torri Safdie and James John Bargent, as Trustees of the Safdie and Bargent Family Trust
2605 Shadow Lane
Nashville, TN 37216

# EXHIBIT A – LEGAL DESCRIPTION

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot Number 47 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the Westerly margin of Shadow Lane at the corner of Lots Numbers 47 and 48; thence with the line between said lots Westwardly 125.28 feet to the East line of Lot Number 49; thence with the East line of said lot Southwestwardly 67 feet to the corner of Lots 45 and 49 and a point in the West line of Lot Number 47; thence to the corner of Lots 46 and 47; thence with the line between said lots Eastwardly 132.10 feet to the Westerly margin of Shadow Lane; thence with said Lane Northwardly 110.62 feet to the beginning. This conveyance is subject to all matters of record on Plat in Book 1835, Page 133, Register' s Office for Davidson County.

Being the same property conveyed to Ashton Hooper and Caleb Hooper, wife and husband, as tenants by the entirety by Quitclaim deed from Ashton Hooper and Caleb Hooper, wife and husband and James T. Martin and Josephine Martin, husband and wife of record in Instrument No. 20170525-0052223 Register's Office for Davidson County, Tennessee, dated November 03, 2016 and recorded on May 25, 2017.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 453, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement for public utilities of record in Book 2093, Page 213, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Book 4161, Page 801, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

## Certificate of Authenticity

I, **Mike Bennett**, do hereby make an 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.

Name: **Mike Bennett**
Title: **Estate Planner**
Date

STATE OF California
COUNTY OF **Placer**

Sworn to and subscribed before me on **10/1/2025.**
Notary Public: **C. Michele Holmes**

C. MICHELE HOLMES

C. MICHELE HOLMES
COMM. # 2416895
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
MY COMM. EXP. SEP. 19, 2026