Karen Johnson Davidson County
Batch # 1387449 DEEDQC
03/03/2026 08:21:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260303-0016371

NEW OWNER:
Sakineh B. Tahmassebi
Manoucheher Tahmassebi
Kourosh Tahmassebi
3433 Cobble Street
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2500 N Mt Juliet Road
Mt. Juliet, TN 37122

File No. 26-0016

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel: 162-07-0-128.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sakineh Baneadam,** does hereby convey her interest in the below property unto **Sakineh B. Tahmassebi, Manoucheher Tahmassebi, and Kourosh Tahmassebi, as joint tenants with rights of survivorship**, their heirs and assigns, forever, all of her right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Antioch Park, Section 6-A, as of record in Book 4955, Page 94, Register's Office for said County.

Being the same property conveyed to Sakineh Baneadam by Warranty Deed from Ray G. Grass and Mary Anne Grass, husband and wife, dated December 6, 2001, and of record in Instrument No. 200011214-0138229, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 124 & 126 Tusculum Road, Antioch, TN 37013.

WITNESS SIGNATURE(S) this 2nd day of March, 2026.

Sakineh BANEADAM

Sakineh Baneadam

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Sakineh Baneadam**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of March, 2026.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My commission expires: 07/25/2029

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

Affiant

Sworn to and subscribed to before me, this the 2nd day of March, 2026.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My commission expires: 07/25/2029