Karen Johnson Davidson County
Batch# 1387880 DEEDQC
03/04/2026 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260304-0017040

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Reza Aliabadi, Affiant

Subscribed and sworn to before me this 2nd day of March 2026.

Madison Bath
Notary Public
My Commission Expires: 1/24/2028

MADISON BATH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Reza Aliabadi, Trustee 500 Cinnamon Place Nashville, Tennessee 37211	Same	172-09-0A-065.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Reza Aliabadi**, an unmarried man, the "**Grantor**", does hereby convey and quitclaim unto **Reza Aliabadi, Trustee of the Reza Aliabadi Revocable Trust dated November 30, 2022, as amended**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 2nd day of March 2026.

Reza Aliabadi

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Reza Aliabadi, 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 himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

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

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Madison Botsch
Notary Public

My Commission Expires: 1/24/2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 65 on the Final Plat of the Resubdivision of Lots 64 & 65, Banbury Crossing, of record in Instrument No. 20150420-00034773, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reza Aliabadi, by Quitclaim Deed from Vahab Aliabadibagh and wife Parvin B. Shahgoli, of record in Instrument No. 20220127-0009668, dated December 20, 2021, Register's Office for Davidson County, Tennessee.

The above-described property is unimproved property known as 9420 Old Smyrna Road, Brentwood, Tennessee 37027.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Casey W. Riggs**, 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 March 2, 2026 (date of document).

Affiant Signature

March 2, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 3rd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028