THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Amrollah Sharifi and Haydeh Ghanei Sharifi, Trustee 4605 Toddington Drive Nashville, TN 37215	Same	104 12 0A 011.00

Karen Johnson Davidson County
Batch# 1389442 DEEDQC
03/06/2026 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018273

Quitclaim Deed to Trustee

Grantor: Amrollah Sharifi
Grantee: Amrollah Sharifi and Haydeh Ghanei Sharifi, Trustee under the Revocable Trust Agreement of Amrollah Sharifi and Haydeh Ghanei Sharifi, dated March 6, 2026.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Described property located in Davidson County, Tennessee to wit:

Unit 103M of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Section 191, et, seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6258, Page 718, Register's Office for Davidson County, Tennessee, together with the Undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed; reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060926-0119039, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Substitute Trustee's Deed of record in Instrument number 20070924-0113515, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as: 1901 18th Avenue South, Nashville, Tennessee 37212.

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

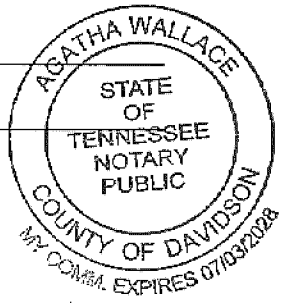
THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Amrollah Sharifi, Grantor

State of Tennessee
County of Sumner

On March 6, 2026, before me personally appeared Amrollah Sharifi, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 7/3/2028



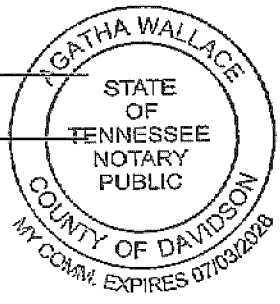
State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Amrollah Sharifi, Trustee
Grantee

Sworn to and subscribed before me on March 6, 2026.

Notary Public
My commission expires: 7/3/2028



TRUE Copy Certification

I, Agatha Wallace, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Wallace
Signature

March 6, 2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 6, 2026.

Joshua Hunter
Notary's Signature
My Commission Expires: 04/26/27

