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)
Amrollah Sharifi and
Haydeh Ghanei Sharifi, Trustee
4605 Toddington Drive
Nashville, TN 37215

Send Tax Bills To
Same

Map-Parcel No.
071 07 0 197.00

Karen Johnson Davidson County
Batch# 1389442 DEEDQC
03/06/2026 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018274

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:

Land in Davidson County, Tennessee being the Easterly one half of Lot 5 in TW Crutcher's Subdivision of record in Book 322, Page 4, Registers Office for Davidson County, Tennessee, said Easterly one half of Lot Number 5 is described as follows:

Said Easterly one half of Lot 5 fronts 50 feet on the South side of Trinity Lane and runs back between parallel line (166.87 feet on the East line) to an alley in the rear, the Easterly line of said lot being 477 feet from the Easterly margin of Meridian Street, together with and subject to a joint driveway agreement of record in Book 117502, Page 681 said Registers Office.

Included in the above description but excluded therefrom is the following property conveyed to the Metropolitan government of Nashville and Davidson County, Tennessee by Instrument of record in Book 8346 Page 927 said Registers Office; described as follows:

Permanent right of way: beginning at a point being the Easterly Southerly right of way margin of Trinity Lane, said point being the existing Northeasterly corner of the William C. Harris et ux property and being held in common with Leroy Kirby, et ux, property, proceed South 2 degrees 49 minutes 29 seconds West 5.00 feet to a point, thence North 87 degrees 10 minutes 31 seconds West 27.79 feet, to a point thence, with a curve to the right having a radius of 5759.58 feet a back tangent bearing of North 87 degrees 10 minutes 31 seconds West and a length of 22.21 feet, to a point on the Westerly William C. Harris et ux property boundary held in common with James Cole property, thence along the Westerly William C. Harris et ux property boundary held in common with James Cole et ux property North 2 degrees 49 minutes 29 seconds East 5.00 feet to a point said point being the existing Northwesterly corner of the William C. Harris property and being held in common with James Cole et ux property, thence along the existing Southerly right of way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of South 86 degrees 57 minutes 14 seconds West and a length of 22.21 feet, to a point, thence along the existing Southerly right of way margin of Trinity Lane South 87 degrees 0 minutes 31 seconds East, 27.79 feet more or less, to the point of beginning.

Being the same property conveyed to Amrollah Sharifi by substitute trustee's deed from James Adams, Instrument Number 20140626-0055893, in the Registers Office of

Davidson County, Tennessee.

This is improved property, known as: 308 East Trinity Lane, Nashville, Tennessee 37207.

The property is also known as 308 1 East Trinity Lane, Nashville, Tennessee 37207.

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

AGATHA WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

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

AGATHA WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

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.

Signature

March 6, 2026
Date

State of Tennessee
County of Sumner

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

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

JOSHUA R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER