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.
126 00 0 046.00

Karen Johnson Davidson County
Batch# 1389442 DEEDQC
03/06/2026 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018275

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
HIGHWAY 70
.16 Acres
Field Book Number 09D 03420
Map and Parcel Number 126-00-0 046.00
Deed Book 00002689, Page 0000499

The grantor received title to the above-captioned real estate by Final Decree Confirming Sale from Hugh Fisk of record in Instrument number 20060109-0002708, in the Register's Office of Davidson County, Tennessee.

This is unimproved property, known as: 0 Highway 70, Nashville, Tennessee 37221.

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

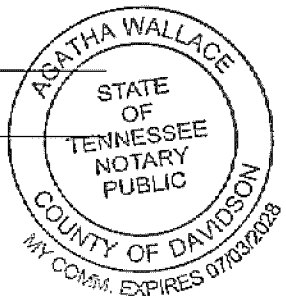
THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

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.

Mwallace
Notary Public
My commission expires: 7/31/2028



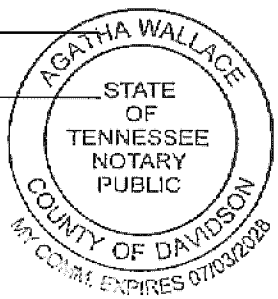
State of Tennessee
County of Sumner

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.

Mwallace
Notary Public
My commission expires: 7/31/2028



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: 2/26/27

