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	Map 131 Group 9 Parcel 036.00

Quitclaim Deed to Trustee

Grantor: Amrollah Sharifi, and wife, Haydeh Sharifi, and Naim 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:

Being Lot No. 14 on the Plan of Section III, Seven Hills, as of record in Book 2663, Page 89, Register's Office for said County. Said lot fronts 224.2 feet on the West side of Toddington Drive and runs back 471.9 feet on the South line and 488.8 feet on the North line, which is a broken line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Amrollah Sharifi, and wife, Haydeh Sharifi, and Naim Sharifi by Warranty Deed from Marjorie P. Rogers, recorded on August 2, 2012, Instrument Number 20120802-0068739, in the Register's Office of Davidson County, Tennessee.

Said instrument was being executed on behalf of Marjorie P. Rogers pursuant to a power of attorney executed by the same on 05/23/2008, and being filed for in Instrument 20120711-0061014, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE SEVEN HILLS, as recorded in Plat Book 2663, Page(s) 89, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

Karen Johnson Davidson County
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Fees: $22.00 Taxes: $0.00
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familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property, known as: 4605 Toddington Drive, Nashville, Tennessee 37215.

Haydeh Ghanei Sharifi and Haydeh Sharifi are one and the same person.

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

Haydeh Ghanei Sharifi, Grantor

Naim 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

On March 6, 2026, before me personally appeared Haydeh Ghanei 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 she executed it as her free act and deed.

Notary Public
My commission expires: 7/3/2028

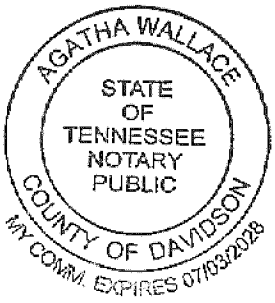
AGATHA WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

State of Tennessee
County of Sumner

On March 6, 2026, before me personally appeared Naim 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.

Agatha Wallace

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

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: 4/26/27

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