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.
162 16 0 050.00

Karen Johnson Davidson County
Batch# 1389442 DEEDQC
03/06/2026 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260306-0018277

Quitclaim Deed to Trustee

Grantor: Amrollah Sharifi and Haydeh 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 LOT NO. 58-A, ON THE PLAN OF HICKORY PARK VILLAS, SECTION TWO, ZONE LOT DIVISION, LOTS 49 THROUGH 56 AND 58 THROUGH 66 AS OF RECORD IN BOOK 6250, PAGE 615, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMROLLAH SHARIFI AND HAYDEH SHARIFI, MARRIED, BY SUBSTITUTE TRUSTEE'S DEED DATED JULY 1, 2011, OF RECORD IN INSTRUMENT NO. 20110708-0052544, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as: 1428 Bell Trace Drive, Antioch, Tennessee 37013.

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 Sharifi

Haydeh Ghanei 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.

A Wallace
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.

A Wallace
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.

A Wallace
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.

Wallace
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

