Karen Johnson Davidson County
Batch# 1390531 DEEDQC
03/09/2026 04:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260309-0018729

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Tamay Ozari, Affiant Subscribed and sworn to before me, this 20th day of February, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Tamay Ozari, Trustee 2441 Old Hickory Boulevard Nashville, Tennessee 37221	SAME	92 13 396.00 157 00 0 095.00

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tamay Ozari**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's

spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Tamay Ozari, Trustee of the Tamay Ozari Living Trust, established by the Revocable Trust Agreement of Tamay Ozari dated February 20, 2025**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of February, 2025.

Tamay Ozari

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamay Ozari, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 20th day of February, 2025.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

092 13 396.00

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 1, MASSEY SUBDIVISION, PHASE ONE, as shown on plat of record in Plat Book 9700, Page 867, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Tamay Ozari, unmarried, by deed from Brett H. Massey, unmarried, of record as Instrument No. 20050125-0009055, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 161, page 167; Book 9700, page 867; Instrument Number 20041222-0152417, in the Register's Office, Davidson County, Tennessee.

This is improved property known as 3307 Nevada Avenue, Nashville, Tennessee 37209.

157 00 0 095.00

Land lying Davidson County, Tennessee, more particularly described as follows:

Lot No. 13 on the plan of Section One, Devonshire Manor, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tamay Ozari by deed from Quinn Capers, IV and wife, Cheryl Armstrong Capers, of record as Instrument No. 20041228-0153080, Register's Office for Davidson County, Tennessee.

This is improved property known as 2441 Old Hickory Boulevard, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 20, 2025.

03/09/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of March, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

