Karen Johnson Davidson County
Batch# 1391261 DEEDQC
03/10/2026 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260310-0019042

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF ~~RUTHERFORD~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 10th day of March, 2026. Notary Public My commission expires: 01/30/2029 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
QAMAR YOUSEFPOUR Mohammad Ebrahimzadeh	**SAME**	**147120B00400**
4013 HOLLIS HILL DR		
NASHVILLE, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Qamar Yousefpour " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto

Qamar Yousefpour AND Mohammad Ebrahimzadeh

called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in DAVIDSON County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, Plan of Classic Meadows, of record in Instrument No. 20040715-0084487, as corrected by Certificate of Correction in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Qamar Yousefpour, by Quitclaim Deed from Mohammad Ebrahimzadeh, dated August 19, 2021, of record in Instrument No. 20210820-0112804, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mohammad Ebrahimzadeh and Qamar Yousefpour, by Successor Trustee's Deed from Marcy E Shelton, as Successor Trustee, dated May 3, 2011, of record in Instrument No. 20110503-0033924, in the Register's Office for Davidson County, Tennessee. This is **improved** property known as **4013 HOLLIS HILL DR NASHVILLE, TN 37211.**

WITNESS my/our hand(s) this 10th day March, 2026.

QAMAR YOUSEFPOUR

STATE OF TN
COUNTY OF Williamson

On this 10th day of ~~January~~ March, 2026, before me, a Notary Public in and for said County and State, personally appeared QAMAR YOUSEFPOUR the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 10th DAY OF MARCH, 2026

My commission expires: -

Notary Public

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Certificate of Authenticity

I, Linzie Hahn, 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

3/6/26.
Date

L Hahn
Affiant Signature

3/6/26
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 6th day of March, 2026

Jennifer Russell
Notary's Signature

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 01/30/2029
Date

Notary's Seal (if on paper)