Karen Johnson Davidson County
Batch # 1408362 DEEDQC
04/20/2026 11:49:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260420-0032199

39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #26-1093

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Daniel A. Hatef and Lynsi M. Hatef, Co-Trustees of The Estate Regime Revocable Trust, dated July 19, 2023,** hereinafter called the **Grantor,** does hereby quitclaim **Daniel A. Hatef, a married man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, Grantor's interest in, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 204 on the Map of Hillwood Estates, Section 10 of record in Plat Book 2331, Pages 95 and 96, Register's Office for said County.

Said Lot No. 204 fronts 170 feet on the Northwesterly side of Hickory Valley Road, and runs back 285.75 feet on the southwesterly line and 290.25 feet on the northeasterly line to a dead line, which is a broken line, on which it measures 203.46 feet.

Being the same property conveyed to Daniel Hatef and Lynsi Hatef, husband and wife, by deed from Vintage South, LLC, a Tennessee limited liability company, of record in Instrument No. 20230725-0057147, Register's Office for Davidson County, Tennessee, dated July 21, 2023 and recorded on July 25, 2023

Being the same property conveyed to John D. Matthews, Trustee of the Estate Regime Revocable Trust dated July 19, 2023, and any amendments thereto by Warranty Deed from Daniel Hatef and Lynsi Hatef, husband and wife of record in Instrument No. 20230825-0066483, Register's Office for Davidson County, Tennessee, dated August 25, 2023 and recorded on August 25, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely **Daniel A. Hatef, a married man**

This is improved property, known as: 6212 Hickory Valley Road, Nashville, TN 37205

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Daniel A. Hatef **6212 Hickory Valley Road** **Nashville, TN 37205**	**New Owner**	**115-04-0-058.00**

WITNESS THE EXECUTION HEREOF this 13th day of April, 2026.

The Estate Regime Revocable Trust, dated July 19, 2023

By: Daniel A. Hatef, Co-Trustee

By: Lynsi M. Hatef, Co-Trustee

State of Tennessee
County of Davidson

On this 13th day of April, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Daniel A. Hatef and Lynsi M. Hatef, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Co-Trustees of the maker, The Estate Regime Revocable Trust, dated July 19, 2023, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of The Estate Regime Revocable Trust, dated July 19, 2023, as Co-Trustee.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 1/22/30

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 13th day of April, 2025.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 1/22/30