QUITCLAIM DEED

Karen Johnson
Batch # 1410522
04/23/2026 02:47:33 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260423-0034516

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-26-253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Soheila Gilani and Ali Reza Kheshti Revocable Living Trust	**New Owner**	**09213038500**
(NAME)	(NAME)	
9232 Queensboro Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SOHEILA GILANI ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

SOHEILA NEDJATI GILANI AND ALI REZA KHESHTI, AS TRUSTEES OF THE SOHEILA GILANI AND ALI REZA KHESHTI REVOCABLE LIVING TRUST ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT 168 ON THE HORTENSE PLAN OF NASHVILLE, OF RECORD IN BOOK 161, PAGE 167, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 168 FRONTS 50 FEET ON THE WESTERLY SIDE OF WOODFIN STREET AND RUNS BACK BETWEEN PARALLEL LINES 140-FEET TO A 20-FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SOHEILA GILANI, BY WARRANTY DEED, FROM ABHINAV SHARAN AND RITA SHARAN, OF RECORD IN INSTRUMENT NO. 20180920-0093244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **253 35th Ave N, Nashville, TN 37209.**

Witness our hands this the 20 day of April, 2026.

Soheila Gilani

SOHEILA GILANI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SOHEILA GILANI**, 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, this the 20 day of April, 2026.

Mattie Martin

Notary Public

My Commission Expires: 11/05/29

