QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1410522 DEEDQC
04/23/2026 02:47:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260423-0034517

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

AJ-QCD-26-2931

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**	**060-12-0-004.00 and 060-12-0-003.00**
(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 KHESHTI ("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:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 12 AND 13, BLOCK "A" ON THE PLAN OF HIGHLAND PARK OF RECORD IN PLAT BOOK 974, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, BLOCK "A" ON THE PLAN OF HIGHLAND PARK OF RECORD IN PLAT BOOK 974, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BOTH TRACTS COLLECTIVELY BEING THE SAME PROPERTY CONVEYED TO SOHEILA GILANI KHESHTI, BY WARRANTY DEED, FROM ASGHAR KHESHTI AND SEVDA KHESHTI, CONSERVATOR FOR GHOLAM REZA KESHTI, OF RECORD IN INSTRUMENT NO. 20191119-0119409, 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: **2931 Dickerson Pike (Lots 12 and 13) and 0 Dickerson Pike (Lot 14), Nashville, Tennessee 37207.**

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

SOHEILA GILANI KHESHTI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SOHEILA GILANI KHESHTI**, 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.

Notary Public

My Commission Expires: 11/05/29

