Karen Johnson Davidson County
Batch# 1422028 DEEDQC
05/19/2026 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260519-0044862

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--. Affiant Subscribed and sworn to before me, this 14th day of May, 2026. Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Roya Saeedpour, Trustee 2953 Glenway Drive Nashville, TN 37221	SAME	142 07 0F 034.00 128 13 0A 204.00

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, **Roya Saeedpour**, 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, 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 **Roya Saeedpour, Trustee of the Roya Saeedpour Living Trust, established by the Revocable Trust Agreement of Roya Saeedpour dated May 14, 2026**, as amended and restated from time to time, and to her 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 14th day of May, 2026.

Roya Saeedpour

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 Roya Saeedpour, 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 14th day of May, 2026.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

7252 Highway 70 South, Unit 901, Nashville, TN 37221 (142 07 0F 034.00)

Land in Davidson County, Tennessee, being Lot 34 Unit No. 901 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Roya Saeedpour, by deed from Khosrow S. Saeedpour and Shahin Saeedpour, of record as Instrument No. 20090812-0076069, Register's Office for Davidson County, Tennessee.

This is improved property known as 7252 Highway 70 South, Unit 901, Nashville, TN 37221.

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204 Westfield Drive, Nashville, TN 37221 (128 13 0A 204.00)

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 204 of Westfield Condominiums (formerly known as "The Hamlet Condominiums") of record in Book 6831, Page 982, as Exhibit "D" to the Master Deed of Westfield Condominiums (formerly known as "The Hamlet Condominiums") of record in Book 6678, Page 771, Register's Office for Davidson County, Tennessee, to which Plan and Master Deed record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Roya Saeedpour by deed from Alice M. Ailey, of record in Book 11177, Page 944, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Westfield Drive, Nashville, TN 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 May 14, 2026.

05/18/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of May, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

