This instrument was prepared by:
Percy Baker
909 Thomas Ave D
Nashville TN 37216

Send Tax Bill To:
Once recorded, return to:
Jamshid Mohebbi and Peyman Behrouzi
1406 Charlotte Pike
NASHVILLE TN 37203

Karen Johnson
Batch # 1427097
06/02/2026 10:09:47 AM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20260602-0049363

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of 10.00 US Dollars ($ 10.00) in hand, paid to JPP Development Group, a Tennessee Limited Liability Company with an address of 1406 Charlotte Pike (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Beneficiaries are identified on Page 5, 'EXHIBIT B' , with an address of

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 070091F001.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Peymon Behrouzi

Address: 1406 Charlotte Pike Nashville Tn 37203

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

× J. mohebbi 5-28-26
× Percy Baker 5-28-26

Grantor Signature: × Peyman Behrouzi Date: 5-28-26

Printed Name: JPP DEVELOPMENT GROUP

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: Peyman Behrouzi Date: 5-28-26

Printed Name: Peyman Behrouzi

2nd Witness Signature: J. mohebbi Date: 5-28-26

Printed Name: Jamshid Mohebbi

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On 5/28/26 before me, Michael Russo,
personally appeared Jamshid Mohobbi, Percy Baker, Peyman Behrouz / JPP Development Group 3 Members
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHAEL RUSSO
TENNESSEE NOTARY PUBLIC
My Comm. Expires January 24, 2028
COUNTY OF DAVIDSON
(Seal)

Signature _____

Printed Name Michael Russo

My Commission Expires 1/24/28

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Legal description of the real property being conveyed by this instrument. Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Part of lot 9 on the Plan of H. E. Simpson's Division of the L.G. Curtis Lands of Record in Plat at instrument No. 20220819-0094090 In the Register office for Davidson County, Tennessee to which Plan reference is herby made for a more complete description of the property. Being a portion of the same property conveyed to Geoffrey Oliver, AN UNMARRIED MAN BY warranty DEED FROM Johnathan e. Richardson AND Carla Richardson F/K/A Carla Tinnes, husband and wife of record in instrument No. 20141028-0099785, Register office for Davidson County, Tennessee, dated October 16th 2014 and recorded On October 29 2014. Being a portion of the same property conveyed to Turnkey Builders LLC by Warranty Deed From Geoffrey Oliver, an unmarried man of record instrument No. 20220426-0047846, Register Office for Davidson County Tennessee, dated April 20, 2022 and recorded on April 26, 2022. Being the same property conveyed to JJP Development Group by Quit claim Deed from Turnkey Builders LLC a Tn Limited Liability Company instrument N0. 202031122-0091008 Register Office For Davidson County dated 11-20-23 and recorded on 11-22-23. Being the same property deeded to JJP Development Group LLC with the parcel number AM-20240702 0049679 that was created and recorded in the Register Office For Davidson County on 7/1/24. This is improved property known as Unit B Homes AT 3224 Curtis Amended

EXHIBIT B

Grantees

Grantee Jamshid Mohebbi

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

1406 Charlotte Ave, Nashville, TN 37203

Mailing Address

Grantee Peyman Behrouzi

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

1406 Charlotte Ave, Nashville, TN 37203

Mailing Address

Grantee

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

Mailing Address

Grantee

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

Mailing Address

Grantee

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

Mailing Address

Grantee

Name

Status / Entity Details (e.g. "a married couple", "an individual", "a California Trust", etc.)

Mailing Address

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Percy Baker
Affiant

Subscribed and sworn before me, this 2nd day of June, 2026.

S Tome
Notary

STEVEN TOME
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
JANUARY 22, 2030
COUNTY OF DAVIDSON