Karen Johnson Davidson County
Batch# 1452354 DEEDQC
07/29/2026 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260729-0069491

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Mohammad Karimy Shiva Karimy

This transfer is tax-exempt under T.C.A. § 67-4-409(a)(1)(C)(vi).

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2026.

Notary Public (AFFIX SEAL)
My Commission Expires: 07/30/2029

LUKEUS WINGO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/30/2029
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Lion and Sun Trust	(NAME) Same	176-5-A7
(ADDRESS) 6525 Wildgrove Drive	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Antioch, Tennessee, 37013	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Mohammad Karimy and wife, Shiva Karimy, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Mohammad Karimy and Shiva Sharaf Shahi (Karimy), Trustees, or their successors in interest, of the Lion and Sun Trust, date June 3, 2026, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hickory Woods Section C of record in Plat Book 6900, Page 885, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Holigan Family Investments, Inc. by deed of record in Book 10047, Page 529, Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Mohammad Karimy and wife, Shiva Karimy by **deed** from Holigan Family Investments, Inc., of record in Book 10434, Pages 949-951 , **Register's Office** for Davidson County, Tennessee.

This improved property, known as 6525 Wildgrove Drive, Antioch, Tennessee 37013.

This conveyance for the purpose of making a transfer of real estate to a revocable living trust created by the same transferor is exempt from the recordation tax pursuant to T.C.A.§67-4-409 (a)(1)(C)(iv).

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. **Subject to any and all easements and/or restrictions of record in the Register's Office for** Davidson County, Tennessee.

WITNESS OUR HAND this 3rd day of June, 2026.

GRANTOR:

Mohammad Karimy

GRANTOR:

Shiva Karimy

{Notary signature on the following page}

---------- [Space Below This Line For Recording Data] ----------

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammad Karimy and Shiva Karimy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 3rd day of June, 2026.



NOTARY PUBLIC

My commission expires: 07/30/2029

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Certificate of Authenticity

I, Lukeus Wingo, do hereby make an 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 June 3, 2026.

Lukeus Wingo, Esq.
Dated: 6/3/2026

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 3rd day of June 2026.

Notary Public



My Commission Expires: 05/20/2029