Karen Johnson Davidson County
Batch# 1452971 DEEDQC
07/31/2026 12:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260731-0070769

****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00.**

AFFIANT

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 29th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 5/21/2030

ADDRESS OF NEW OWNER:
Ray R. Sabbaghzadeh, Co-Trustee
Judith A. Sabbaghzadeh, Co-Trustee
The Ray R. Sabbaghzadeh and Judith A. Sabbaghzadeh Revocable Trust, dated June 17, 2026
4204 Siderno Ct.
Naples, Florida 34119

SEND TAX BILLS TO:
SAME

Map/Parcel:
080-08-0-373.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Judith Ann Sabbaghzadeh and Ray Sabbaghzadeh, married to each other,** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Ray R. Sabbaghzadeh and Judith A. Sabbaghzadeh, as Co-Trustees of the Ray R. Sabbaghzadeh and Judith A. Sabbaghzadeh Revocable Trust, dated June 17, 2026,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of

Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 27 day of July, 2026.

Judith Ann Sabbaghzadeh

Ray Sabbaghzadeh

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Judith Ann Sabbaghzadeh and Ray Sabbaghzadeh**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2026.

Notary Public
My Commission Expires: May 25 2030

SIERRA HUSER
My Commission Expires
NOTARY PUBLIC
May 25th 2030
JACKSON COUNTY, GEORGIA

Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Bordeaux Hills Addition of record in Plat Book 4460, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judith Ann Sabbaghzadeh and Ray Sabbaghzadeh, married to each other, by Warranty Deed from JLPX2, LLC, a Tennessee limited liability Company, dated September 11, 2024, and recorded September 19, 2024, of record in Instrument No. 20240919-0072680, in the Register's Office for Davidson County, Tennessee.

This property is commonly known as 3219 Leawood Drive, Nashville, TN 37218.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 27th day of July, 2026.

Blake Harris Reynolds
Date: 7/29/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of July, 2026.

Notary Public
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY