Karen Johnson Davidson County
Batch# 1453221 DEEDQC
08/03/2026 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260803-0071155

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 31st day of July, 2026. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Eman Bahrani 952 Draughon Avenue Nashville, Tennessee 37204	SAME	118 09 0 220.00

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, **Firial Bahrani**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest, consisting of a twenty-five percent (25%) 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 **Eman Bahrani**, 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 31st day of July, 2026.

Firial Bahrani

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 Firial Bahrani, 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 31st day of July, 2026.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Map of Woodmont Boulevard Section of Marengo Park, of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Firial Bahrani, married with 25% interest and Eman Bahrani, married with 75% interest, as joint tenants with rights of survivorship, by deed from Kathy McGehee, Trustee of Sandra Jeanette Moyers Trust and Sandra Jeanette Moyers by Kathy McGehee, Attorney-in-Fact for Sandra Jeanette Moyers, of record as Instrument No. 20240923-0073388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

This is improved property known as 952 Draughon Avenue, Nashville, Tennessee 37204.

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 July 31, 2026.

07/31/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of July, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

