QUITCLAIM DEED

Karen Johnson
Batch # 1455686
08/04/2026 03:15:12 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260804-0071792

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

-26-1406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamshid Mohebbi and The Jamshid Trust Dated April 28, 2022	**Same as New Owners**	**09208018600**
(NAME)	(NAME)	
9551 Hampton Reserve Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMSHID MOHEBBI AND JAMSHID SHARIFI, TRUSTEE OF THE JAMSHID TRUST DATED APRIL 28, 2022, AND ANY AMENDMENTS THERETO ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JAMSHID MOHEBBI AND JAMSHID SHARIFI, TRUSTEE OF THE JAMSHID TRUST DATED APRIL 28, 2022, AND ANY AMENDMENTS THERETO ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1, ON THE PLAN OF RESUBDIVISION OF LOTS 37, 38, 39, AND 40, ON THE MAP OF SAMUEL WATKINS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4595, PAGE 78, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMSHID MOHEBBI AND JAMSHID SHARIFI, BY QUITCLAIM DEED, FROM JAMSHID MOHEBBI, OF RECORD IN INSTRUMENT NO. 20170105-0001346, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND SCRIVENER'S AFFIDAVIT RECORDED IN INSTRUMENT NO. 20170209-0013851.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMSHID SHARIFI, TRUSTEE OF THE JAMSHID TRUST DATED APRIL 28, 2022, AND ANY AMENDMENTS THERETO, BY WARRANTY DEED, FROM JAMSHID SHARIFI, OF RECORD IN INSTRUMENT NO. 20220718-0081770, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM JAMSHID SHARIFI, BY QUITCLAIM DEED, TO JAMSHID SHARIFI, TRUSTEE OF THE JAMSHID TRUST DATED APRIL 28, 2022, AND ANY AMENDMENTS THERETO, OF RECORD IN INSTRUMENT NO. 20221123-0124130, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1406 Charlotte Ave, Nashville, TN 37209.**

Witness our hands this the 31 day of July, 2026.

JAMSHID MOHEBBI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMSHID MOHEBBI,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of July, 2026.

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1.22.29

THE JAMSHID TRUST DATED APRIL 28, 2022, AND ANY AMENDMENTS THERETO

JAMSHID SHARIFI, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMSHID SHARIFI,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as **Trustee** for **THE JAMSHID TRUST DATED APRIL 28, 2022, AND ANY AMENDMENTS THERETO,** the within named bargainor, executed the within instrument for the purposes therein contained.

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

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

Notary Public

My Commission Expires: