QUITCLAIM DEED

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

Davidson County
DEEDQC
2 pgs

20260804-0071793

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

-3002

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**	**11913031200**
(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 ALL OF LOT "B" ON AN UNRECORDED PLAN DESCRIBED ACCORDING TO A SURVEY MADE BY PETE MEYER, SURVEYOR, DATED JANUARY 7, 1946, OF PART OF TRACT NO. 2, WOODBINE COURTS, FORMERLY THE TIMMONS PROPERTY, AND PART OF A COUNTY QUARRY LOT ON THE EAST SIDE OF NOLENSVILLE PIKE AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY SIDE OF NOLENSVILLE PIKE, 100 FEET SOUTH OF THE SOUTHERLY INTERSECTION OF EAST TIMMONS AVENUE, AS CHANGED BY THE COUNTY HIGHWAY DEPARTMENT; THENCE AT RIGHT ANGLES, TO THE MARGIN OF THE NOLENSVILLE PIKE, IN AN EASTERLY DIRECTION, A DISTANCE OF 160 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF A NEWLY FORMED 20 FOOT ALLEY; THENCE WITH SAID WESTERLY MARGIN, IN A NORTHERLY DIRECTION, 75.6 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF E. TIMMONS AVENUE; THENCE FOLLOWING CURVE OF THE SOUTHERLY MARGIN OF E. TIMMONS AVENUE, AS CHANGED, IN A WESTERLY DIRECTION, A DISTANCE OF 69.1 FEET TO AN IRON PIN, THE END OF THE CURVE; THENCE CONTINUING IN A WESTERLY DIRECTION, WITH THE MARGIN OF SAID AVENUE, A DISTANCE OF 67.9 FEET TO AN IRON PIN, THE BEGINNING OF A CURVE; THENCE FOLLOWING THE CURVE, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 39.27 FEET TO AN IRON PIN IN THE EAST MARGIN OF THE NOLENSVILLE PIKE; THENCE WITH THE SAID MARGIN, IN A SOUTHERLY DIRECTION, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMSHID MOHEBBI AND JAMSHID SHARIFI, BY WARRANTY DEED, FROM BRITTLESTAR PROPERTIES, LLC, A

TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20041025-0127864, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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.

SUBJECT TO RIGHT OF WAY DEED TO STATE OF TENNESSEE OF RECORD IN BOOK 2021, PAGE 449, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; ANY AND ALL MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY AND ZONING REGULATIONS OF THE APPROPRIATE GOVERNING BODY.

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: **3002 Nolensville Pike, Nashville, TN 37211.**

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.

Notary Public

My Commission Expires: 1-22-29

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

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 Aug, 2026.

Notary Public

My Commission Expires:

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