This Instrument Prepared By and Returned To:
Premier Escrow LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1462228 DEEDQC
08/20/2026 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260820-0077470

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
MOZHGAN ALIKHANI	SAME	
MILAD FARHANGI		133 06 0 017.00
6688 Nolensville Pike Ste 108 pmb 63		
Brentwood, TN 37027		

I, **MOZHGAN ALIKHANI, MARRIED,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **MOZHGAN ALIKHANI, MARRIED, AS TO AN UNDIVIDED 50% AND MILAD FARHANGI, MARRIED, AS TO AN UNDIVIDED 50% INTEREST,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 313 and the Westerly 25 feet of Lot No. 311 on the Map of SUNRISE HEIGHTS ADDITION of record in Plat Book, 421, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of said Lot adjoin and front together 75 feet on the Northerly side of Veritas Street and extend back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Mozhgan Alikani, Married, by Warranty Deed, from Stephen Parks, unmarried of record in Instrument No. 20251229-0102339, in the Register's office of Davidson County, Tennessee, dated December 17, 2025 and recorded on December 29, 2025.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: **412 Veritas Street, Nashville, TN 37211**

IN **WITNESS** WHEREOF, I have hereunto set my hand on this the 17th day of August, 2026.

MOZHGAN ALIKHANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of Auguest, 2026 before me personally appeared, the undersigned, a Notary Public in and for said County and State, the within named Mozhgan Alikhani, the 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 seal this the 17th **day of** August, 2026.

Notary Public

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17 day of August 2026.

Notary **Public**

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jill Simmons, 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 8/18/20.

Date

Affiant Signature

8/18/20

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of August, 2020.

Notary's Signature

My Commission Expires: 10/4/27

Date

Notary's Seal (if on paper)

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON