AFTER RECORDING RETURN TO: Mahdi Masoud Attn: Mahdi Masoud. 8225 Donaway Ct Brentwood TN 37027

This document prepared by: Mahdi Masoud Attn: Mahdi Masoud. 8225 Donaway Ct Brentwood TN 37027

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 10 day of July, 20___, by and between **Mahdi Masoud and Narmin Babanzadeh, husband and wife,** residing at 7005 Collinswood Dr. Nashville TN, 37027, hereinafter referred to as Grantor(s) and **Mahdi Masoud, as Trustee(s) of the Mahdi Masoud Living Trust, dated** 07-10th-2026 **, and any amendments thereto,** residing at 7005 Collinswood Dr. Nashville TN, 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Property Address: 7005 Collinswood Dr. Nashville TN, 37027

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed to the Grantor(s) in a Deed recorded on under in the Register's Office of Davidson County, Tennessee. # 20221191-0111314

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Narmin Babanzadeh

Mahdi Masoud Narmin Babanzadeh

STATE OF TN COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mahdi Masoud and Narmin Babanzadeh.** the within named Grantor, with whom I am

RE-RECORD

Karen Johnson Davidson County
Batch # 1467847 DEEDQC
09/03/2026 12:07:18 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260903-0081842

Karen Johnson Davidson County
Batch # 1445525 DEEDQC
07/13/2026 12:31:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
[redacted]
20260713-0062976

personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, TN, this 10th day of July, 2026.

Notary Public

My Commission expires: 07-08-2028

JARED MAYES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 07-08-2028

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Mahdi Masoud

STATE OF TN COUNTY OF Rutherford

Subscribed and sworn to before me this 10th day of July, 2026.

Notary Public My Commission Expires: 07-08-2028

Name and address for person(s) responsible for taxes:

Mahdi Masoud, Trustee 8225 Donaway Ct. Brentwood, TN 37027,

Name and address of property owner:

Mahdi Masoud, Trustee 8225 Donaway Ct. Brentwood, TN 37027,

JARED MAYES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 07-08-2028

EXHIBIT A LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, Open Space Residential Development of record in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property commonly known as: 7005 Collinswood Dr. Nashville TN, 37027,

Prepared By Babazadeh

Name: Zahra Azaram and Abdolnaser Baba-zadeh
Address: 7005 Collinswood Dr.
Nashville
State: TN Zip Code: 37221

After Recording Return To / Tax bill send to

Name: Mahdi Masoud
Address: 8225 Donaway Ct.
Brentwood
State: TN Zip Code: 37027

Karen Johnson Davidson County
Batch# 927938 **DEEDQC**
10/11/2022 11:27:48 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221011-0111314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10,00

[redacted], Affiant

Subscribed and sworn before me this the
11 Day of October, 2022

Brandi Wu, Deputy Register

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to Zahra Azaram and Abdolnaser Babazadeh, a Owners, residing at 7005 Collinswood Dr. County of Davidson, City of Nashville, State of TN (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Mahdi A. Masoud and Narmin Babazadeh, a , residing at 6029 Brentwood Chase Dr. County of Davidson, City of Brentwood, State of TN (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, , to-wit:

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

Grantor's Signature

Azadan Zhian

Grantor's Name

7005 - Collinswood dr

Address

Nashville TN 37221

City, State & Zip

Grantor's Signature

Abdolnasir Babanzadeh

Grantor's Name

7005- Collinswood dr.

Address

nashville TN 37221

City, State & Zip

In Witness Whereof,

Witness's Signature

Narmin Babanzadeh

Witness's Name

Witness's Signature

Mahdi A. Masoud

Witness's Name

Address 6029 Brentwood Chase dr

City, State & Zip Brentwood TN 37027

Address 6029. Brentwood Chase dr.

City, State & Zip Brentwood TN 37027

STATE OF Tennessee)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zahra Azarian & Abdolnaser Babanzadeh whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of October, 2022.

Notary Public

LOGAN T. YUCHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

My Commission Expires: 11/06/2023

RETURN TO:

Exhibit A

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me this 4th day of January 2007.

Notary Public
My commission expires: 3-22-08

Davidson County DEEDWARR
Recvd: 01/11/07 12:47 2 pgs
Fees:13.00 Taxes:925.00
[redacted]
20070111-0004631

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Zahra Azaram 7005 Collinswood Nashville, TN 37221	New owner	155-08-0-CO92.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald D. Bergland and wife Lori M. Bergland,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Zahra Azaram and husband Abdolnaser Babanzadeh,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 92, on the Plan of Poplar Creek, Phase II, as shown on plat of record in Plat Book 6900, page 339-347 as amended in Book 7900, page 888 and 889, 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 Donald D. Bergland and wife, Lori M. Bergland by Deed of record in Book 8847, Page 490 recorded 1/25/1993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. 2) All matters shown on Plat recorded in Book 6900, page 339-347 as amended in Book 7900, page 888 and Book 889. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6662, page 433 and Book 9472, page 824, and in any allied instrument(s) referred to in said restrictions. 4) Charter of Poplar Creek Homeowner's Association of record in Book 7120, page 125 all of record in the Register's office for Davidson County, Tennessee

This property is improved property known as 7005 Collinswood, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use