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 6029 Brentwood Chase Dr. Brentwood, 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 6029 Brentwood Chase Dr. Brentwood, 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: 6029 Brentwood Chase Dr. Brentwood, TN 37027

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed to the Grantor(s) in a Deed recorded on * under the Register's Office of Davidson County, Tennessee. *20210826-0115304

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

RE-RECORD

Karen Johnson Davidson County
Batch # 1467847 DEEDQC
09/03/2026 12:07:18 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260903-0081843

Karen Johnson Davidson County
Batch # 1445525 DEEDQC
07/13/2026 12:31:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260713-0062975

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 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

JARED MAYES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY 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,

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: 6029 Brentwood Chase Dr. Brentwood, TN 37027,

EXHIBIT H

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~August 20, 2007~~ 1/26/05

(AFFIX SEAL)

CAROL A. LAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahdi Masoud	OWNER	160-16-0-B-073.00 CO
(NAME)	(NAME)	
6029 Brentwood Chase Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Classic Homes BOS, LP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mahdi Masoud, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Brentwood Chase, Section One, Revision One, of record in Plat Book 9700, Page 936 thru 941, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Classic Homes BOS, LP by deed of record in Instrument 20020802-0093076, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 6029 Brentwood Chase Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 of any gender shall be applicable to all genders.

Witness our hands this 21st day of November, 2003.

Classic Homes BOS, LP
By: BOS Tennessee Operations, Inc., General Partner

By: _____
Mikel F. Hunsucker, President

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mikel F. Hunsucker, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BOS Tennessee Operations, Inc., General Partner of Classic Homes BOS, LP, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 21st day of November, 2003.

Commission Expires:8/20/07

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

_____ Notary Public