Karen Johnson Davidson County
Batch # 1472602 DEEDQC
09/15/2026 10:57:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260915-0085543

From : Shahram Sanai

TO : Omid Dehghani and Shahrokh Sanaei

# QUITCLAIM DEED

**Address of New Owner:**
Omid Dehghani
SHAHROKH SANAEI
3030 Nolensville pike
Nashville TN 37211

**Send Tax Bills To:**
OWNER

**Map & Parcel:**
119-13-0-330.00

THIS INSTRUMENT WAS PREPARED BY

**Advantage Title and Escrow**
1321 Murfreesboro Pike, Ste. 823
Nashville, TN 37217

*Return to: #18177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ -0-

Affiant

Subscribed and sworn to before me this the 11 day of Sept., 2026.

Notary Public
Commission Expires: 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared from information furnished by the parties

I, Shahram Sanai, do hereby quitclaim to Omid Dehghani and Shahrokh Sanaei married, THEIR Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

*unmarried

SEE EXHIBIT A

Being the same property conveyed to Omid Dehghani, Shahrokh Sanaei, and Shahram Sanai , by Deed of record in Instrument NO. 20230118-0004193 , Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 3030 Nolensville Pike Nashville TN 37211

Witness our hand(s) this the 1 day of Septem, 2026.
per

**Shahram Sanai**

STATE OF Kansas
COUNTY OF Johnson

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

Witness my hand and official seal at Johnson, Kansas, this the 1st day of September 2026.

Notary Public
Commission Expires: 10/4/29

JILL BAILEY
Notary Public-State of Kansas
My Appt. Expires 10/4/29

## Exhibit "A"
Property Description

Tract 2

A tract or parcel of land located in the 16th Council District of Davidson County, Tennessee and being bounded on the West by the easterly Right of Way of Nolensville Pike, on the North by the remaining lands of Alva, on the East by Randles and on the South by the northern Right of Way of Radnor Street, and being more particularly described as follows:

Beginning at an iron pin set in the easterly margin of Nolensville Pike and the remaining lands of Luis Alva, and being the Northwest corner of the property herein described. Said pin being the POINT OF BEGINNING.

Thence, with the remaining lands of Luis Alva, South 85 Degrees 17 Minutes 17 Seconds West, a distance of 199.35 feet to an iron pin set. Said pin being a point on line of the Mona Randles property (QC 20110825-0065685, R.O.D.C.T.) and the Northeast corner of the property herein described.

Thence, with the line of Randles, South 05 Degrees 03 Minutes 35 Seconds West, a distance of 119.75 feet to an iron pin set in the northern margin of Radnor Street. Said pin being the southwest corner of the Mona Randles property and the southeast corner of the property herein described.

Thence, with aforementioned margin of road, North 83 Degrees 55 Minutes 09 Seconds West, a distance of 129.07 feet to a point.

Thence, with a curve to the right, having a radius of 18.00 feet, a length of 19.42 feet, and a chord of North 53 Degrees 00 Minutes 23 Seconds West, a distance of 18.49 feet to a point in the easterly margin of Nolensville Pike.

Thence, with aforementioned margin of road, North 22 Degrees 05 Minutes 37 Seconds West, a distance of 119.65 feet to the POINT OF BEGINNING.
Said tract containing 0.46 acres or 19,955 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated November 22, 2022.