Karen Johnson
Batch # 1474551
09/17/2026 09:49:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260917-0086608

THIS INSTRUMENT PREPARED BY:
MOHAMMAD BESHARAT (Not an Attorney)
7128 FORREST OAKS DR
NASHVILLE, TN. 37221

Address New Owner	**Send Tax Bills To**	**Map-Parcel No**
SHAWHIN BESHARAT	Same	147-4
374 CROTON DRIVE		33
MAITLAND, FLORIDA 32751		

QUIT-CLAIM DEED BOOK

FOR AND in consideration of the sum of $ -0- , I **MOHAMMAD BESHARAT**, resided at 7128 FORREST OAKS DR, NASHVILLE, TN. 37221, do hereby quitclaim and transfer and convey my interest unto **SHAWHIN BESHARAT**, his successors and assigns, the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

Being Lot No. 76 of the Plan of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 76 fronts 155.04 feet on the easterly side of Foley Drive and runs back 216.5 feet on the northerly line and 229.6 feet on the southerly line, to a rear line, measuring 201.3 feet thereon.

Being the same property conveyed to **MOHAMMAD BESHARAT** by deed from **ZOHREH KHANZADEH** of record in Book 8180, pages 899 and 900, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictive conveyance, easements and set-back lines that are applicable to the above described property of record.

This deed was prepared with information provided by MOHAMMAD BESHARAT.

WITNESS this the 12 day of September, 2026.

M. Besharat
Name

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named, **MOHAMMAD BESHARAT** who upon oath acknowledged himself to have full power and authority to execute the within and foregoing instrument, and with whom I am personally acquainted, and who acknowledged further that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, this the

12th day of September, 2026.

Angela Read

Notary Public

My Commission Expires: 1-21-28

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration for this instrument is $ -0-

ANGELA READ NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-

, Affiant

Subscribed and sworn before me this the
17 **Day of** September **2026.**

J. Rivera **, Deputy Register**