Prepared By:
NEAL & HARWELL, PLC
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Nashville, Tennessee 37203
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Karen Johnson Davidson County
Batch# 720298 DEEDQC
09/21/2021 07:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210921-0126310

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
6664 Nolensville LLC, *et al.* 1033 Demonbreun Street Suite 300 Nashville, TN 37203-4512	6664 Nolensville LLC, *et al.* 1033 Demonbreun Street Suite 300 Nashville, TN 37203-4512	18100004700

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shawyon Nazemi, Successor Trustee of the Nazemi Family Trust 2012 u/a/d December 27, 2012, as amended, Mohammad T. Nazemi, individually and Shohreh Hassanzadeh, individually hereinafter collectively called the GRANTORS, have bargained and sold, and by these presents do quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto to (a) George Fort and Mallory Fort, husband and wife, a 71.428% undivided interest, and to (b) 6664 Nolensville LLC a 28.572% undivided interest, both (a) and (b) as tenants in common, as GRANTEES.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the execution of this Deed by the undersigned as of this 14th day of September, 2021.

GRANTORS:

Shawyon Nazemi, Successor Trustee
of the Nazemi Family Trust 2012
u/a/d December 27, 2012, as amended

M. T. Nazemi

Mohammad T. Nazemi, individually

Shohreh Hassanzadeh

Shohreh Hassanzadeh, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Shawyon Nazemi, Successor Trustee of the Nazemi Family Trust 2012 u/a/d December 27, 2012, as amended, the within named 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 in his capacity as Successor Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 2021.

Malinda K. Wilson

Notary Public

My Commission Expires: May 2, 2022

MALINDA K WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Mohammad T. Nazemi, the within named 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, at office in Nashville, Tennessee, this 14th day of September, 2021.

Malinda K. Wilson

Notary Public

My Commission Expires: May 2, 2022

MALINDA K WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Shohreh Hassanzadeh, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 2021.

Notary Public

My Commission Expires: May 2, 2022

MALINDA K WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 14th day of September, 2021.

Notary Public

My Commission Expires: 3/7/2023

KATHY A. CULLIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 31 District, Davidson County, Tennessee. Tract being bounded on the northwest by the Highpoint Investors tract as recorded in IN. 201012300104008, Register's Office Davidson County, Tennessee (RODC) and by the Regent Highpoint tract as recorded in IN. 200802140014939, RODC, on the east by the Villas at Concord Place tract as recorded in IN. 20051030130768, RODC, by O.I.C. 7909 Concord Hills tract as recorded in IN. 201710110104165, RODC. And by First Tennessee Bank tract as recorded in IN. 200605310064104, RODC and on the southwest by the northwestern Right of Way (ROW) of Nolensville Pike. Tract being described as follows:

Point of Beginning an iron rod old at the southeastern corner of the said Highpoint Investors tract and being on said ROW; thence with the common lines of the said Highpoint Investors tract and the Regent Highpoint tract North 47°24'28" East 651.94' to an iron rod old; thence with the common lines of the said Villas at Concord Place, O.I.C. 7909 Concord Hills and First Tennessee Bank tracts South 14°01'13" West 792.33' to a point; thence with said ROW North 41°19'36" West 436.13' to the Point of Beginning.

Containing 142,130 square feet or 3.26 acres.

Said legal description taken from that certain ALTA/NSPS Land Title Survey of 6664 Nolensville Pike, Brentwood, Davidson County, Tennessee, noted as Job Number 20-078 and dated September 13, 2021, by Jason J. Stivers, RLS 2219, of Stivers Land Surveying.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE NAZEMI FAMILY TRUST 2012, BY DEED FROM MOHAMMAD T. NAZEMI AND SHOHREH HASSANZADEH, OF RECORD IN INSTRUMENT NO. 201212280120120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as 6664 Nolensville Pike, Brentwood, Tennessee, 37027.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 09/14/2021.

Signature

Date: 09/20/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 09/20/2021

My Commission Expires: 01/08/2024
Notary Seal

