Karen Johnson Davidson County
Batch# 785551 DEEDQC
01/05/2022 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220105-0002252

QUITCLAIM DEED

TO: CP REAL ESTATE, LLC

This instrument was prepared by:
Scott W. Fielding, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: MOHAMMED TAGHI OFTADEH

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
CP Real Estate, LLC 5129 Walnut Park Drive Brentwood, Tennessee 37027	Same as new owner	08600017500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

M. Oftadeh
Affiant

Sworn to and subscribed before me, this 30 day of December, 2021.

I.M. Lmr
Notary Public

My Commission Expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, MOHAMMED TAGHI OFTADEH, an individual resident of Tennessee (hereinafter called the "Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey unto CP REAL ESTATE, LLC, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

This is improved property located at 3603 Central Pike, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 30 day of December, 2021.

GRANTOR:

Mohammed Taghi Oftadeh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, C.M. Corriveau, a Notary Public in and for the County and State aforesaid, personally appeared Mohammed Taghi Oftadeh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of December, 2021.

Notary Public

My Commission Expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

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EXHIBIT A

PROPERTY DESCRIPTION

A Tract of land in the 2nd Civil District of Metropolitan Nashville, Davidson County, Tennessee, being located east of Central Pike and south of Hermitage Industrial Park Drive, being Lot 5 Hermitage Industrial Park Section 3, as of record in Book 5800, page 81, Register of Deeds for Davidson County, State of Tennessee, which property is more particularly described as follows:

Beginning at an iron pin on the northeasterly margin of Central Pike at the most southerly return of Hermitage Industrial Drive, as shown on the plat of Hermitage Industrial Park, Section 1, of record in Book 4300, page 28, Register's Office for Davidson County, Tennessee; thence, Northerly with a curve to the right having a radius of 25.0' and a central angle of 86 deg. 39' 15" (and a chord bearing and distance of N 4 deg. 35' 43" W, 34.31), a distance of 37.81' to an iron pin on the southerly margin of Hermitage Industrial Drive; Thence, with the southerly margin of Hermitage Industrial Drive, N 38 deg. 43' 54" E, a distance of 83.73' to an iron pin; Thence, with a curve to the right having a radius of 741.69' and a central angle of 21 deg. 47' 33" (and a chord bearing a distance of N 50 deg. 47' 33" E, 278.41), a distance of 280.07 with the southerly margin of Hermitage Industrial Drive to an iron pin; Thence, with the southerly margin of Hermitage Industrial Drive, N 61 deg. 31' 41" E, a distance of 40.00' to an iron pin; Thence, S 84 deg. 58' 06" E, a distance of 326.08' to an iron pin; Thence, S 21 deg. 41' 36" E, a distance of 35.00' to an iron pin in the west line of Lot 4, Section 1, Hermitage Industrial Park, Subdivision No. 69-157-G, of record in Book 4300, page 28, Register's Office for Davidson County, Tennessee; Thence, with the west line of said Lot 4, S 6 deg. 21' 06" E, a distance of 273.00' to an iron pin in the north line of the property conveyed to Vulcan Lands, LLC by deed of record in Deed Instrument No.19991217-0304290, Register's Office for Davidson County, Tennessee; Thence, with Vulcan Lands, LLC, North line, an old fence post line, S 80 deg. 28' 08" W, a distance of 569.95' to an iron pin on the easterly margin of Central Pike; Thence, with the easterly margin of the Central Pike, northwesterly with a curve to the left having a radius of 1196.30' and a central angle of 7 deg. 28' 06" (and a chord bearing a distance of N 43 deg. 35' 08" W, 155.82') and a distance of 155.93 to an iron pin; Thence, N 42 deg. 38' 53" E, a distance of 15.00' making an offset in the margin of Central Pike to an iron pin; Thence, with the easterly margin of Central Pike, northwesterly with a curve to the left having a radius of 1211.3' and a central angle of 0 deg. 35' 08" (and a chord bearing a distance of N 47 deg. 37' 46" W, 12.38') a distance of 12.38' to a point of beginning and containing 4.81 acres, more or less. According to a survey prepared by Michael H. Charette, Tenn. RLS No. 2048, dated November 22, 2021, last revised December 27, 2021, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed to Mohammad Taghi Oftadeh, by deed from John Matthew Binkley and wife, Leighsa Binkley, of record in Instrument No. 20040504-0050750, Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 4, 2004. Also see Affidavit of Scrivener's Error in Instrument No. 20210301¬0025058, Quitclaim Deed in Instrument No. 20000929-0096544, Quitclaim Deed in Book 7985, Page 641 and Warranty Deed in Book 6980, Page 643.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/30/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/30/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 **day of** December, **2** 021 .

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM