Karen Johnson Davidson County
Batch# 871702 DEEDQC
06/15/2022 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220615-0068251

Prepared by and Returnable
to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
NAZEMI FAMILY TRUST 2012 5019 Mountainview Pl. Brentwood, TN 37027	NAZEMI FAMILY TRUST 2012 5019 Mountainview Pl. Brentwood, TN 37027	051-11-0 068.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **H & S 1254 PROPERTIES, LLC, a Tennessee limited liability company**, for the purposes of winding down the LLC, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys a 50% undivided interest to **THE NAZEMI FAMILY TRUST 2012 u/a/d DECEMBER 27, 2012**, as amended, a 25% interest to **Mojgan Tajik, a married woman**, and a 25% undivided interest to **Ahmad Nazemi, a married man** to be held as joint tenants in common with no rights of survivorship, hereinafter collectively called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located, to wit:

In the Eleventh (11th) Civil District of Davidson County, Tennessee:

Beginning at an iron pin (old) in the West margin of Gallatin Pike, same being the common Southeast corner of the subject property and the common Northwest corner of the Newell property (instrument # 20040415-42574); thence leaving the West margin of Gallatin Pike and running North 71 degrees 39 minutes 10 seconds West 576.19 feet to an iron pin (old) located in the East margin of the L&N Railroad right of way; thence along the railroad right of way North 20 degrees 54 minutes 46 seconds East 171.42 feet to an iron pin (new); thence leaving the railroad right of way South 71 degrees 22 minutes 22 seconds East 573.04 feet to an iron pin (new), same being located in the West margin of Gallatin Pike; thence with the West margin of Gallatin Pike along a curve proceeding clockwise having a deflection angle of 05 degrees 00 minutes 15 seconds chord bearing South 19 degrees 53 minutes 05 seconds West, a radius of 1929.90 feet, a tangent length of 84.33 feet and a chord of South 19 degrees 53 minutes 05 seconds West 168.50 feet, thence along said curve an arc length of 168.56 feet to the point of beginning, containing 2.236 acres, more or less, according to a survey by Carroll Carman, Tennessee Registered Land Surveyor, dated October 19, 2005.

Being the same property vested in H & S 1254 Properties, LLC a Tennessee limited liability company by warranty deed from Pateli, Inc. of record in Instrument No. 20051110-0136546, Register's Office for Davidson County, Tennessee.

Conveyance subject to such matters shown on the Map of Haysboro Subdivision, of record in Book 421, Page 59, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

Signatures on the following page

Grantor:

H & S 1254 Properties, LLC
A Tennessee limited liability company

By: Shohreh Hassanzadeh
Name: Shohreh Hassanzadeh
Its: Member

By: Mojgan Tajik
Name: Mojgan Tajik
Its: Member

By: A.R. Nazemi
Name: Ahmad Nazemi
Its: Member

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7 day of June, 2022.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

KR Shohreh Hassanzadeh SH-H

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, ~~**SHAWYON NAZEMI SUCESSOR TRUSTEE OF THE NAZEMI FAMILY TRUST 2012,**~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (of other officer authorized to execute the instrument) of **H & S 1254 Properties, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Member of one of the three Members of the within named bargainor executed the foregoing instrument for the purposes therein contained, by signing the name of the Member by himself as its Member. M.T A.R.N

Witness my hand, at office, this 7 day of June, 2022.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Mojgan Tajik**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (of other officer authorized to execute the instrument) of **H & S 1254 Properties, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Member of one of the three Members, of the within named bargainor executed the foregoing instrument for the purposes therein contained, by signing the name of the Member by himself as its Member.

Witness my hand, at office, this 7 day of June, 2022.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Ahmad Nazemi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (of other officer authorized to execute the instrument) of **H & S 1254 Properties, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Member of the three Members, of the within named bargainor executed the foregoing instrument for the purposes therein contained, by signing the name of the Member by himself as its Member.

Witness my hand, at office, this 7 day of June, 2022.

Notary Public

My commission expires: 6/14/25

Kealon A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Shaayon Nayeri
AFFIANT

Sworn to and subscribed before me, this 7 day of June, 2022.

Notary Public

My Commission Expires: 6/14/25

Kealon A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

True Copy Certification

I, Keaton A. Rye, 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 electronic document is a true and correct copy of the original document executed and authenticated according to law on 6-6-22.

Signature

6-8-22

Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hillary Torrence

Notary Public

06/08/2022

Date

My Commission Expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY