This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1036211 DEEDQC
08/09/2023 08:25:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20230809-0061584

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-16-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lux Holding Inc 515 Church St. Unit 4409 Nashville, TN 37219	New Owner	Tract 1 - 07103015000 Tract 2 - 07103015800 Tract 3 - 07103015900 Tract 4 - 07103005100 Tract 5 - 07103004700 Tract 6 - 093061M18700CO Tract 7 - 14707009200 Tract 8 - 14707010300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Mehrdad Rabiei, a married man** ("Grantor") does hereby quitclaim and convey unto **Lux Holding Inc, a Tennessee for-profit corporation** ("Grantee"), its successors and assigns, any and all of the Grantor's interest in and those certain tracts or parcels of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Tract 1 and 2 legal description attached as Exhibit A.
Tract 1 being also known as **2503 Dickerson Pike, Nashville, TN 37207.**
Tract 2 being also known as **0 Dickerson Pike, Nashville, TN 37207.**

Tract 3 legal description attached as Exhibit B.
Being also known as **0 Dickerson Pike, Nashville, TN 37207.**

Tract 4 and 5 legal description attached as Exhibit C.
Being also known as **2408 Dickerson Pike, Nashville, TN 37207.**
Being also known as **0 Martin Avenue, Nashville, TN 37207.**

Tract 6 legal description attached as Exhibit D.
Being also known as **515 Church St., Unit 4409, Nashville, TN 37219.**

Tract 7 legal description attached as Exhibit E.
Being also known as **4515 Nolensville Pike, Nashville, TN 37211.**

Tract 8 legal description attached as Exhibit F.
Being also known as **0 Bass Avenue, Nashville, TN 37211.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2023.

GRANTOR:

Mehrdad Rabiei

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mehrdad Rabiei**, the within named bargainor, 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 this 8th day of August, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT A

The following a property line description of part of the Baxter and Clyde Smith property is a combined group of four (4) parcels on Metro Property Map 71-03, namely, parcels 099, 150, 157, and 158, and is further described as Lot No. 1, according to a survey by Alpha 2000 Group, LLC, Gary R. Cummings, Tennessee RLS #36, dated August 1, 2000 and Revised September 08, 2000 as follows:

BEGINNING at an old car axle in the easterly margin of Dickerson Road, said point being the northwest corner of the subject property and the southwest corner of Parcel 097 of Property Map 71-03; thence running with the southerly boundary of a subdivision entitled "C.L. Morris Subdivision", as a recorded in Plat Book 1835, page 116, Register's Office for Davidson County, Tennessee, dated April 21,1952, and with four (4) parcels of said property map. Said parcels are, respectively, 097, 096, 095, and 094, South 63 deg.05'59" East 395.24 feet to a new iron rod in the southerly boundary of parcel 94; thence leaving said southerly boundary, serving the original tract, and running with the westerly boundary of Parcel 159 of the original tract, South 03 deg. 56' 14" West, 239.44 feet to a new iron rod in the northerly margin of an unimproved 10' alley; thence running with the northerly margin of the unimproved alley, North 86 deg. 03' 46" West 341.36 feet to a new iron rod in the easterly margin of a 10' unimproved alley; thence running with said alley's easterly margin, North 35 deg. 21' 35" East 151.21 feet to a new iron rod in the northeast terminus of the 10' alley; thence running with the northerly terminus of the alley and the northerly boundary of adjacent Parcel 107 of Property Map 71-3,North 86 deg. 03' 46" West 181.77 feet to an old iron rod in the easterly margin of Dickerson Road, said point being the northwest corner of Parcel 107;thence running with the easterly margin of Dickerson Road, in a northeasterly direction, with a curve having a central angle of 10 deg. 46' 34", a radius of 1,472.50 feet, an arc length of 276.95 feet, and a chord bearing and distance of North 20 deg. 50' 00" East 276.54 feet to the point of beginning and containing 116,631 square feet, more or less, or 2.6777 acres, more or less.

Being the same property conveyed to Mehrdad Rabiei by Warranty Deed from Ned D. Smith, dated December 19, 2013, recorded on January 14, 2014, of record in Instrument Number 20140114-0003854, Register's Office for Davidson County, Tennessee.

Included but excluded from Deed to Metro Government

Right-of-Way Acquisition part of Lot 191

Beginning at a point on the Present Right-of-Way of Dickerson Pike, 44.12 feet right of base line station 27+07.65 for Project 02-M-01, said point being the Point of Beginning;

Thence: With a curve to the left along the Present Right-of-Way, having a radius of 1472.50 feet, an arc length of 55.15 feet, a chord length of 55.14 feet, and a chord bearing of North 28 degrees 10 minutes 22 seconds East to a point; Thence: Leaving the Present Right-of-Way, South 86 degrees 46 minutes 52 seconds East, 5.47 feet to a point;

Thence: With a curve to the right along the Proposed Right-of-Way, having a radius of 1477.50 feet; an arc length of 55.11 feet, a chord length of 55.11 feet, and a chord bearing of South 28 degrees 04 minutes 57 seconds West to a point;

Thence: Leaving the Proposed Right-of-Way, North 86 degrees 46 minutes 52 seconds West, 5.56 feet to the Point of Beginning.

Said portion of land contains 275.6453 square feet, or 0.0063 acres.

Right-of-Way Acquisition part of Lot 191

Beginning at a point on the Present Right-of-Way of Dickerson Pike, 44.29 feet right of base line station 27+61.09 for Project 02-M-01, said point being the Point of Beginning.

Thence: With a curve to the left along the Present Right-of-Way, having a-radius of 1472.50 feet, an arc length of 129.64 feet, a chord length of 129.59 feet, and a chord bearing of North 24 degrees 34 minutes 39 seconds East to a point;

Thence: Leaving the Present Right-of-Way, South 67 degrees 23 minutes 39 seconds East, 5.00 feet to a point;

Thence: With a curve to the right along the Proposed Right-of-Way, having a radius of 1477.50 feet, an arc length of 127.81 feet, a chord length of 127.78 feet, and a chord bearing of South 24 degrees 32 minutes 08 seconds West to a point;

Thence: Leaving the Proposed Right-of-Way, North 86 degrees 46 minutes 52 seconds West, 5.47 feet to the Point of Beginning.

Said portion of land contains 643.6240 square feet, or 0.0148 acres.

Right-of-Way Acquisition part of Lot 190

Beginning at a point on the Present Right-of-Way of Dickerson Pike, 44.95 feet right of base line station 28+86.67 for Project 02-M-01, said point being the Point of Beginning.

Thence: With a curve to the left along the Present Right-of-Way, having a radius of 1472.50 feet, an arc length of 89.75 feet, a chord length of 89.74 feet, and a chord bearing of North 20 degrees 19 minutes 03 seconds East to a point;

Thence: Leaving the Present Right-of-Way, South 63 degrees 30 minutes 42 seconds East, 5.05 feet to a point;

Thence; With a curve to the right along the Proposed Right-of-Way, having a radius of 1477.51 feet, an arc length of 89.41 feet, a chord length of 89.40 feet, and a chord bearing of South 20 degrees 19 minutes 54 seconds West to a point;

Thence: Leaving the Proposed Right-of-Way, North 67 degrees 23 minutes 39 seconds West, 5.00 feet to the Point of Beginning.

Said portion of land contains 447.9039 square feet, or 0.0103 acres.

EXHIBIT B

The following property line description of part of the Baxter and Clyde Smith, et al property is a combination of four (4) original lots from the J. B. Haynie's Oriental Subdivision as of record in Plat Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, recently designated as Parcel 159 of Davidson County Property Map 71-03, and is further described as Lot No. 2 according to a survey by Alpha 2000 Group, LLC, Gary R. Cummings, Tennessee RLS #36, dated August 1, 2000 and revised September 8, 2000 as follows:

BEGINNING at an old iron rod in the westerly margin of a 50' unimproved street named Sultana Avenue, said point also being at the northeasterly terminus of a 10' unimproved alley; thence running with the northerly margin of the 10° unimproved alley, north 86 deg. 03° 46" West 400.00 feet to a new iron rod, said point being the southeast corner of the newly created Lot 1; thence leaving the northerly margin of said alley and running with the easterly boundary of Lot 1, North 03 deg. 56' 14" West, 239.44 feet to a new iron rod in the southerly boundary of Parcel 094 of Metro Property Map 71-03; thence running with the southerly boundary of Parcels 094, 093, 092; 091, 090, and 089, respectively, to a new iron rod in the easterly margin of said unimproved Sultana Avenue; thence running with said easterly margin in a southwesterly direction and with a curve having a central angle of 09 deg. 18 23", a radius of 400.00 feet, an arc length of 64.97 feet, and a chord bearing and distance of South 19 deg. 51' 51" West, 64.90 feet to the point of beginning, and containing 62,445 square feet, more or less, or 1.433 acres, more or less.

Being the same property conveyed to Mehrdad Rabiei by Warranty Deed from Smith Family Partnership, a Tennessee general partnership composed of Robert A. Smith, William P. Smith, and Joseph P. Garner, general partners, dated August 4, 2017, recorded on August 8, 2017, or record in Instrument No. 20170808-0081163, Register's Office for Davidson County, Tennessee.

EXHIBIT C

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 2, all of Lots Nos. 3, 4, 5, 6, 25, 26 and 27 on the Map of Dr. E. T. Brown's Subdivision of part of the Hughes Place, as of record in Book 332, page 55, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 and all of Lots Nos. 3 and 4 front together 220 feet on the westerly side of Dickerson Pike, as widened, and extended back between parallel lines 235 feet, more or less, to an alley.

Said Lot No. 5 fronts 100 feet on the westerly side of Dickerson Pike and extends back between parallel lines 235 feet, more or less, to an alley.

Said Lot No. 6 fronts 100 feet on the westerly side of Dickerson Pike, as widened, and extends back between parallel lines, with the southerly margin of Martin Avenue, 235 feet, more or less, to an alley.

Said Lots Nos. 25, 26 and 27 front 436.8 feet on the southerly side of Martin Avenue and extend back 279.5 feet on the easterly line, with the westerly margin of an alley, and 250 feet on the westerly line to an alley in the rear, measuring 338.2 feet thereon.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM, is that portion specifically described as excluded from the premises conveyed in the Deed of record in Book 5146, page 424 and in Deed of record in Book 5016, page 755, as referenced in the Deed of record in Book 5660, page 177, said Register's office.

Being the same property conveyed to Mehrdad Rabiei by Quitclaim Deed from Hamid Rabiee, dated April 7, 2014, recorded on April 8, 2014, or record in Instrument No. 20140408-0029169, Register's Office for Davidson County, Tennessee.

EXHIBIT D

Unit No. 4409 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as instrument No. 20171218-0128946, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505- High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Mehrdad Rabiei, single man, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, dated June 29, 2018, recorded on July 2, 2018, of record in Instrument No. 20180702-0064021, Register's Office for Davidson County, Tennessee.

EXHIBIT E

Tract 1
Land in the 6th, formerly the 8th, Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, March 10, 1953, as follows:

Beginning at a point on the Westerly margin of the Nolensville Pike at the Southeast corner of the property conveyed to W. L. Thompson and wife, by deed from Johnson Blackman and wife, of record in Book 1785, Page 297, Register's Office for said County; thence with the Southern boundary line of said Thompson property South 87 deg. 30' West 140 feet to the Eastern boundary line of the property conveyed to Lizzie Watson, by deed from T. J. McMorrough, of record in Book 1284, Page 132, said Register's Office; thence with the Eastern boundary line of said Watson property South 18 deg. 45' East 39 feet to the Northern boundary line of the Mary Merritt, formerly Melvin Winstead property; thence with the Northern boundary line of said Merritt property, South 86 deg. 30' East 156 feet to the Westerly margin of said Nolensville Pike; thence with the Westerly margin of said Pike, North 22 deg. 45' West 80.6 feet to the beginning.

Included in the above described property but expressly excluded herein is that property condemned by the State of Tennessee for highway purposes of record in Book 4264, Page 33, said Register's Office.

Tract 2
Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, dated April 28, 1982, and known as Job No. 82-073 as follows: Beginning at an iron pin set on the Westerly margin of Nolensville Road, said point of beginning being the Northeast corner of this property and the Southeast corner of the Bobby G. Lawson property of record in Deed Book 4691, Page 634, R.O.D.C., Tn.; thence with the Westerly margin of the said Nolensville Road S 19 deg. 56' 38" E 47.53' to an iron pin set at the intersection of the margins of the said Nolensville Road and the Northerly margin of Winston Place; thence with the Northerly margin of said Winston Place the following calls: S 67 deg. 59' 50" W 47.58' to an iron pin; thence S 79 deg. 58' 47" W 46.29' to an iron pin; thence N 84 deg. 43' 36" W 44.54' to an iron pin; thence N 80 deg. 35' 57" W 117.26' to an iron pin; thence leaving the margin of the said Winston Avenue and with the line of the Tommie D. Saunders land of record in Deed Book 5290, Page 791, R.O.D.C., Tn. N 02 deg. 03' 40" E 73.15' to an iron pin; thence leaving Saunders line and with the line of the Lizzie Walker land of record in Deed Book 4468, Page 968, R.O.D.C., Tn. and then with the line of the aforesaid Bobby G. Lawson land S 83 deg. 37' 36" E 232.33' to the point of beginning, containing 0.40 acres more or less.

Tract 3
Being part of a Tract of Land in the First Civil District of said County, conveyed to Lizzie Watson, by deed from T.J. McMurrough, of record in Book 1284, Page 132, Register's Office for Davidson County, Tennessee. Said Tract is described according to Metropolitan Government of Nashville and Davidson County Map 147-7 Parcel 92 as follows:

Fronts 149 feet on the South side of Taylor Avenue and extends back between lines 159 feet on the East line and 135 feet on the West line in the rear on which it measures 152 feet.

Tracts 1, 2, & 3, being all the same property conveyed to Mehrdad Rabiei by Warranty Deed from Stephen D. Elkins, dated July 20, 2020, recorded on August 7, 2020, of record in Instrument No. 20200807-0088240, Register's Office for Davidson County, Tennessee.

EXHIBIT F

Beginning at a point on the east margin of the Hamilton Road, the southwest corner of the cash lot; running thence easterly along the south margin of said cash lot 190 feet to a point; then at right angles in a southwesterly direction 60 feet to a point; thence westerly in a line parallel with said cash's south line 190 feet to a point on the easterly margin of Hamilton Road; thence northerly along said margin of Hamilton Road 60 feet to the point of beginning.

Being the same property conveyed to Mehrdad Rabiei by Warranty Deed from Jennie P. Holt, dated December 3, 2019, recorded on December 4, 2019, of record in Instrument No. 20191204-0124951, Register' Office for Davidson County, Tennessee.

- 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 08/08/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/08/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

