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 6 pgs
Fees: $32.00 Taxes: $0.00
20230809-0061585

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.

Notary Public
My Commission Expires: 1-6-2024

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 - 14707009900 Tract 2 - 14707010500 Tract 3 - 14707010700

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, **MICHAEL'S AUTO SALES, LLC, a Tennessee limited liability company** ("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 legal description attached as Exhibit A.
Being also known as **0 Nolensville Pike, Nashville, TN 37211.**

Tract 2 legal description attached as Exhibit B.
Being also known as **4424 Bass Ave., Nashville, TN 37211.**

Tract 3 legal description attached as Exhibit C.
Being also known as **4416 Bass Ave., Nashville, TN 37211.**

All being the same property conveyed to MICHAEL'S AUTO SALES, LLC, a Tennessee limited liability company, by Special Warranty Deed from Stephen D. Elkins, dated September 14, 2018, and recorded on September 17, 2018, or record in Instrument No. 20180917-0091855, Register's Office for Davidson County, Tennessee.

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:

MICHAEL'S AUTO SALES, ~~LLC~~, a Tennessee limited liability company

Mehrdad Rabiei, Sole Member

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 is the Sole Member of MICHAEL'S AUTO SALES, LLC, and as such Sole Member, executed the foregoing instrument for the purposes therein contained on behalf of MICHAEL'S AUTO SALES, LLC.

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

TRACT 1

Being the following tract or parcel of land situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at an iron rod situated in the intersection of the westerly margin of Nolensville Pike with the southerly margin of Winston Avenue West, said point also being the northeast corner of the property conveyed to Stephen D. Elkins of record in Instrument No. 20051216-0151102, R.O.D.C., TN;

Thence, along the westerly margin of Nolensville Pike, S 28°09'49" E, a distance of 111.05 feet to an iron rod situated in the northerly margin of Bass Avenue;

Thence, along said road, N 87°36'59" W, a distance of 254.27 feet to an iron rod;

Thence, along said road, N 88°15'39" W, a distance of 225.10 feet to an iron rod;

Thence, N 85°58'20" W, a distance of 153.46 feet to an iron rod;

Thence, N 10°38'51" W, a distance of 89.25 feet to an iron rod situated in the southerly margin of Winston Avenue West;

Thence, along said road, S 83°40'16" E, a distance of 108.55 feet to an iron rod;

Thence, along said road, along a curve to the left, having a central angle of 05°40'18", a radius of 560.70 feet, a tangent of 27.77 feet, a length of 55.50 feet, and having a chord which bears S 86°27'33" E, a distance of 55.48 feet to an iron rod;

Thence, along said road, S 89°32'55" E, a distance of 69.19 feet to an iron rod;

Thence, along said road, along a curve to the right. having a central angle of 13°02'29", a radius of 791.83 feet, a tangent of 90.51 feet, a length of 180.23 feet, and having a chord which bears S 84°21'28" E, a distance of 179.84 feet to an iron rod;

Thence, along said road, along a curve to the left, having a central angle of 15°02'01", a radius of 229.47 feet, a tangent of 30.28 feet, a length of 60.21 feet, and having a chord which bears S 82°01'25" E, a distance of 60.04 feet to an iron rod;

Thence, along said road, along a curve to the left, having a central angle of 19°56'57", a radius of 368.35 feet, a tangent of 64.78 feet, a length of 128.25 feet, and having a chord which bears N 79°10'49" E, a distance of 127.60 feet to the point of beginning and containing 49,608.39 square feet or 1.139 acres of land.

EXHIBIT B

Land in Davidson County, Tennessee, and being more particularly described according to a survey by Allen R. Trumbo License No. 1127, Dale and Associates, Land Surveyors, dated May 8, 1998, as follows:

Beginning at an iron rod situated in the southerly margin of Bass Avenue, said point being the Northwest Comer of the Valuable Investment Properties property, of record in Book 10654, page 28, Register's Office for Davidson County, Tennessee, thence leaving said Road, South 00 degrees 06 minutes 44 seconds West a distance of 50.42 feet to an iron rod; thence South 82 degrees 47 minutes 14 seconds West a distance of 154.79 fest to an iron rod; thence North 12 degrees 48 minutes 46 seconds West a distance of 60.63 feet to an iron rod situated in the southerly margin of Bass Avenue; thence along said Road, North 86 degrees 19 minutes 23 seconds East a distance of 167.45 feet to the point of beginning.

EXHIBIT C

A certain tract or parcel of land in Davidson County, State of Tennessee, being part of land in the 8th Civil District of Davidson County, Tennessee, being 106 feet north and south east side, 101 feet north south west side, 64 feet east and west south end, 48 feet east and west with end as staked of as part of land bounded on the north by the Kennard land and on the south by Cunningham land, it being part of the same land conveyed to Martha Robinson by Sam Hartman, see Book No. 315, page 94, R.0.D.C., Tennessee and being the same property conveyed to Fred Malone by deed recorded in Book 633, Page 368, Register's Office 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)

