QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1058388 DEEDQC
10/06/2023 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231006-0078685

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on October 5, 2023.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mohammad Kazemassareh and Masoud Nazariat 570 Murfreesboro Pike Nashville, TN 37210	Mohammad Kazemassareh PO Box 1632 Madison, TN 37116	106-060-001.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that TENNESSEE MOTORS OF MURFREESBORO, INC., a Tennessee corporation, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim a 35% undivided interest to MOHAMMAD KAZEMASSAREH and a 65% undivided interest to MASOUD NAZARIAT, as tenants by the entirety, hereinafter called **"GRANTEES,"** their successors and assigns, its entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, described as follows: Beginning at an iron rod in the northerly right of way of Murfreesboro Road, said point being the southwest corner of the C.N.N. Associates property as described in Deed Book 11048, page 67, R.O.D.C.;
>
> Thence with said right of way North 67 degrees 20 minutes 13 seconds West, 144.03 feet to a concrete monument on the east side of a retaining wall, the southeast corner of the Inland American St. Portfolio property as described in Instrument No. 20080107-0001917, R.O.D.C.;
>
> Thence with Inland's east line, following the wall, North 08 degrees 40 minutes 46 seconds East, 339.14 feet to an iron rod found; Thence South 67 degrees 44 minutes 59 seconds East, 193.20 feet to an iron rod; Thence South 16 degrees 59 minutes 49 seconds West, 332.10 feet to the point of beginning and containing 55,646 square feet to 1.277 acres more or less.
>
> Being the same property conveyed to Tennessee Motors of Murfreesboro, Inc., a Tennessee corporation from Lineage Realty Company, Inc., a Tennessee corporation by Special Warranty Deed dated October 20, 2009, and recorded October 29, 2009, of record in Instrument No. 20091029-0099800, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 570 Murfreesboro Pike, Nashville, TN 37210.

WITNESS my hand on October 5, 2023.

TENNESSEE MOTORS OF MURFREESBORO, INC.:

By: _____
Mohammad Kazemmassareh, Authorized Agent

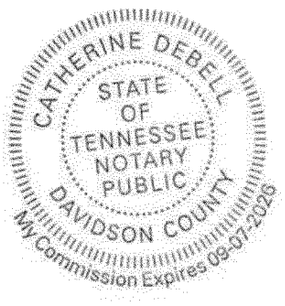
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Mohammad Kazemmassareh** (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of Tennessee Motors of Murfreesboro, Inc., a Tennessee corporation, the within named bargainor, and that he as such authorized agent of Tennessee Motors of Murfreesboro, Inc., a Tennessee corporation, and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as authorized agent of Tennessee Motors of Murfreesboro, Inc., a Tennessee corporation.

Witness my hand and official seal on October 5, 2023.

NOTARY PUBLIC



My Commission Expires: 9-7-26

Certificate of Authenticity

I, John Cobb Rochford, 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 exact copy of the original document executed and authenticated according to law on 10/05/2023.

Date

Affiant Signature

10/05/2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2023.

Notary's Signature

My Commission Expires: 9-7-26
Date

Notary's Seal (if on paper)

