Karen Johnson Davidson County
Batch# 1202213 DEEDQC
11/06/2024 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241106-0086127

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 5, 2024.

Notary Public

ERIC J. SCOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MA

My Commission Expires: _____

New Owner Address:
H Holdings, GP
509 Clearwater Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
033-00-0-196.00

QUITCLAIM DEED

Pooyan Harbehband, a married man and Susan Hajizadeh, a married woman, tenants in common with right of survivorship (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **H Holdings, GP**, a Tennessee general partnership ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, November 5th, **2024**.

Pooyan Harbehband

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Pooyan Harbehband**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 5, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

WITNESS my hand on this day, **November 5, 2024**.

Susan Hajizadeh

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Susan Hajizadeh**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 5, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being a part of the James Herbert Jones property, deceased, as recorded in Book 1088, Page 281, Register's Office Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Southerly line of Lowes Lane in a curve with a radius of 1000.09 feet; thence along said curve Easterly for 33.00 feet to an iron pin in said right-of-way; thence North 86 degrees 30 minutes East for 382.00 feet to an iron pin in the N.W. corner of Tract 2; thence leaving said Road, South 1 degrees 20 minutes East for 526.10 feet to a point in the Trailmont Trailer Park line; thence South 87 degrees 27 minutes West for 414.35 feet to an iron pin; thence North 1 degrees 20 minutes West for 524.30 feet to the point of beginning, containing, 5.01 acres, more or less.

Being the same property conveyed to Pooyan Harbehband, a married man and Susan Hajizadeh, a married woman, tenants in common with right of survivorship from John Herbert Jones, Personal Representative, of the Estate of John Hensley Jones, deceased, by deed of record in Instrument No. 20221004-0109345, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1255 Lowes Lane, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 November 5, 2024.

Affiant Signature

11/5/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 5, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027