Karen Johnson Davidson County
Batch# 1215731 DEEDQC
12/12/2024 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241212-0096583

THIS INSTRUMENT PREPARED BY:
Red Shoe Title, Inc.
625 S. Church Street, Ste. B
Murfreesboro, TN 37130
Ph.: 615-796-5478

SHANNON GILBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) ss

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this 11th day of December 2024.

Notary Public

My Commission Expires: 8/21/27

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:
Town's Auto Sales, LLC
5907 Charlotte Ave
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP PARCEL NO.
091-13-0-35500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hamid Rabiee** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Town's Auto Sales, LLC**, a Tennessee limited liability company, (hereinafter "Grantee") certain real estate in the 11th Civil District, Davidson County, Tennessee, being further described as follows:

Land in Davidson County, Tennessee, being a part of and the westerly one-half of Lot No. 4 on the Map showing subdivision of John M. Branham's Farm on the Charlotte Pike, as of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

Said westerly half of Lot No. 4 fronts 100 feet on the southerly side of Charlotte Pike and runs back between parallel lines from the center of said Pike, 1,101 feet to the northerly line of Lot No. 6.

Included but Specifically excluded herefrom is the property conveyed to Five H. Investments, a partnership of record in Book 5472, Page 631, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hamid Rabiee by Warranty Deed from Carl E. Guye, Jr. and wife, C. Denise Guye, recorded on June 25, 2012, in Instrument Number 20120625-0055328, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real

property.

This is improved property located at **5909 Charlotte Pike, Nashville, TN 37209.**

WITNESS my hand this the 11th day of December 2024.

Hamid Rabiee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hamid Rabiee,** the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of December 2024.

NOTARY PUBLIC

My Commission Expires: 08/21/27

JOSHUA A. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Jenkins, 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 December 11, 2024.
Date

Affiant Signature

12/11/24
Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11th day of December, 2024.

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY