Karen Johnson
Batch # 1218720
12/20/2024 12 55 46 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20241220-0099192

This instrument prepared by
Lesa H Skoney
Tune, Entrekin & White, P C
500 11th Avenue North, Suite 600
Nashville, TN 37203
(615) 244-2770

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Atlas Stone Capital, LLC 5019 Mountview Place Brentwood, TN 37027	Same	Map 147-7-45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0).

Shohreh Hassanzadeh
AFFIANT

Subscribed and sworn to before me this 19th day of December, 2024.

Patricia F Skrivanek
Notary Public

My commission expires: 5-9-2026

PATRICIA F. SKRIVANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of making a capital contribution, I, SHOHREH HASSANZADEH, Grantor, does hereby transfer and convey unto ATLAS STONE CAPITAL, LLC, Grantee, all of Grantor's right, title and interest in and to certain property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lots No. 3 and 4 on the Map of T. C. Cook's Resubdivision of part of the B. F. Cook Old Home Place, as of record in Book 547, page 163, Register's Office for said County.

Said Lots adjoin and front 100 feet on the west side of Nolensville Turnpike and runs back between lines 283.8 feet on the northerly line of Lot No. 3 and 292.9 feet on the southerly line of Lot No. 4 to a dead line in the rear on which they measure 100 feet.

Being the same property conveyed to Shohreh Hassanzadeh by Boba Namjoupanah and spouse, Zahra Ghadimi, as to an undivided 45% interest as tenants in common by Warranty Deed of record in Instrument No. 20220707-0078108, Register's Office for Davidson County, Tennessee.

This is improved property known as 4317 Nolensville Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 19th day of December, 2024.

GRANTOR:

Shohreh Hassanzadeh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHOHREH HASSANZADEH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2024.

Patricia F Skrivanek
Notary Public

My commission expires: 5-9-2026

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY