Karen Johnson
Batch # 1218720
12/20/2024 12 55 46 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241220-0099193

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	17208002400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

M. T. Nazemi
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 contribution of capital, I, MOHAMMAD T. NAZEMI, Grantor, do hereby transfer and convey unto ATLAS STONE CAPITAL, LLC, Grantee, all of Grantors' right, title and interest in and to certain property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Forest Acres Estates, Section One of record in Plat Book 3700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Southerly margin of Kinhawk Drive, common corner of Lots Nos. 5 and 6; thence in an Easterly direction along said Drive, 105.0 feet to a point; thence around a curve 39.0 feet to a point in the Westerly margin of Nolensville Road; thence in a Southerly direction along said road 175.0 feet to a point; thence in a Westerly direction, 95.08 feet to a point; thence in a Northerly direction 189.98 feet to the point of beginning.

Being the same property conveyed to Mohammad Nazemi by Thomas Campbell and Dena Campbell by Special Warranty Deed of record in Instrument No. 20180425-0038976, Register's Office for Davidson County, Tennessee.

This is improved property known as 401 Kinhawk Drive, Nashville, TN 37211.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

Permitted Encumbrances

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2 Subject to all matters shown on the Plan of record in Plat Book 3700, Page 2, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3874, Page 704, Register's Office of Davidson County, Tennessee; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the Untied States Code, or (b) relates to handicap but noes not discriminate against handicapped persons.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7597, Page 774, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Water Mains and Appurtenances of record in Instrument No. 20031218-0180320, in the Register's Office for Davidson County, Tennessee.

6. Amended Setback Line of record in Book 4535, Page 778, Register's Office for Davidson County, Tennessee

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

GRANTOR

M. T. Nazemi

Mohammad T Nazemi

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 MOHAMMAD T. NAZEMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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

PATRICIA F. SKRIVANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5-9-2026