Karen Johnson
Batch # 1218720
12/20/2024 12 55 46 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241220-0099194

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	17208004300

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 the Sixth Civil district of Davidson County, Tennessee, and being a Lot designated "For Future Development" on the plan of Forest Acres Estates, Section One, of record in Book 3700, Page 2, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Nolensville Road, said point being the northeast corner of Lot No. 18 on the plan of Forest Acres, Section One, above mentioned: thence North 86 deg 42' 00" west 102.33 feet to a point; thence North 22 deg 55' 30" west 210.91 feet to a point; thence North 15 deg 19' 30" west 205.23 feet to a point; thence north 48 deg 38' 30" east 198.90 feet to a point, thence north 87 deg 55' 30" east 95 08 to a point in the westerly margin of Nolensville Road; thence with said margin southwardly 533 14 feet, more or less, to the point of beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance of record in Instrument No. 20171024-0108922, as corrected in Instrument No. 20171102-0112551, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mohammad T. Nazemi by Randle N. Foster and Joan F. Meeks as Co-Trustees of the Forest Acres Estates Trust by Special Warranty Deed of record in Instrument No. 20180420-0037590, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Nolensville Pike, Nashville, TN 37211.

Permitted Encumbrances

1. Taxes and assessments for the year 2024 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. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and 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 7572, Page 266, in the Register's Office for Davidson County, Tennessee.

5. Easements in Warranty Deed of record as Instrument No. 20171024-0108922, as corrected in Instrument No. 20171102-0112551, said Register's Office.

6. Terms and provisions of Limited Use Agreement, by and between Hickory Woods Apartments, L.P. and Pope Family, L P , of record in Instrument No. 200205220062589, in the Register's Office of Davidson County, Tennessee.

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

GRANTOR:

M-T-N

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

My commission expires. 5-9-2026

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY