Karen Johnson
Batch # 1218720
12/20/2024 12 55.46 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20241220-0099196

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	147-07-0-041 147-07-0-042 147-07-0-035

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, (being one and same person as Mohammed 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:

A certain tract of land in the 26th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being bounded on the north and west by H G Hill Realty Company, of record in Book 4395, page 423, Register's Office for Davidson County, Tennessee (R.O.D.C.), bounded on the east by Nolensville Pike (99-foot right-of-way), bounded on the south by Mohammad T. Nazemi and

Shohreh Hassanzadeh, of record in Book 11612, page 753, R.O.D.C. Said tract being all of Parcel Numbers 35, 41 and 42 as shown on Davidson County Property Map Number 147-7, and being more particularly described as follows:

Beginning at an iron rod (new) in the west right-of-way of Nolensville Pike, said iron rod (new) being 354 feet, more or less, along said west right-of-way from the southerly terminus of the southwest return curve at the intersection of said Nolensville Pike and Edmonson Pike (65-foot right-of-way) and being a northeast corner of the subject tract; thence,

With said west right-of-way, South 16 degrees 55 minutes 00 seconds East, passing a ½ inch iron rod (old) at 440.35 feet, for a total distance of 661.85 feet, to an iron road (new), said iron rod (new) being the northeast corner of said Mohammad T. Nazemi and Shohreh Hassanzadeh and being the north east corner of Lot 1 as shown on the Map Showing T.C. Cooks Re-Subdivision of Part of BF Cook Old Home Place on Nolensville Turnpike of record in Book 547, page 163, R.O.D.C ; thence,

With north line of said Mohammad T. Nazemi and Shohreh Hassanzadeh and said Lot 1, North 87 degrees 47 minutes 56 seconds West, 232.35 feet to a point in the line of said H.G. Hill Realty Company; thence,

With the line of said H.G. Hill Realty Company, North 23 degrees 46 minutes 09 seconds West, 34.01 feet to a point in the center of a rock lined ditch; thence,

With the center of said rock lined ditch and continuing with line of said H.G. Hill Realty Company for the next seven calls:

1) North 43 degrees 38 minutes 43 seconds West, 21.29 feet to a point,

2) North 53 degrees 14 minutes 04 seconds West, 26.08 feet to a point,

3) North 47 degrees 28 minutes 30 seconds West, 16.26 feet to a point,

4) North 33 degrees 31 minutes 40 seconds West, 14.73 feet to a point,

5) North 28 degrees 50 minutes 53 seconds West, 147.46 feet to a point,

6) North 36 degrees 19 minutes 29 seconds West, 100.03 feet to a point,

7) North 36 degrees 10 minutes 38 seconds West, 98.03 feet to a point; thence,

Leaving the center of said rock lined ditch and continuing with line of said H G. Hill Realty Company for the next three calls:

1) North 09 degrees 49 minutes 03 seconds West, 47.00 feet to an iron rod (old) with cap stamped "Gresham Smith",

2) North 56 degrees 33 minutes 18 seconds East, 198.01 feet to an iron rod stamped "Gresham Smith",

3) North 55 degrees 58 minutes 41 seconds East, 169.00 feet to the Point of Beginning and containing 167,915 square feet or 3.855 acres, more or less

Included in the above description, but excluded from this conveyance, is as follows:

Being a proposed tract of land in the southern portion of Davidson County, being a portion of the lands of Mohammed Nazemi as recorded in instrument #200303170035169 Registers Office Davidson County (RODC), said tract lying in the 27th Councilmanic District of Nashville, Tennessee. Bounded on the north by James G. Sun as recorded in Inst 200402110016464 RODC, being Lot 2 of the final plat of Nazemi & Sun Subdivision as recorded in Plat Instrument #200312170179904 RODC, on the east by Right-of-Way (ROW) of Nolensville Pike (99' Public ROW), on the south by the remainder of the lands of Nazemi, on the west by H.G. Hill Realty Co. as recorded in Book 9387, Page 777 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being a found 1/2" iron rod at the northeast corner of the Lot 2 of the previously mentioned plat, said point lying on the westerly ROW margin of Nolensville Pike; thence with said ROW margin South 16'55'00" East 440.36 feet to the POINT OF BEGINNING being a set point on the common line of Lots 1 & 2; thence continuing with said ROW margin South 16'55'00" East 100.06 feet to a set point on a new severance line; thence leaving said ROW margin and running with said severance line South 73'05'00" West a total of 229.43 feet to a point in the centerline of a creek, passing a set witness PK Nail at 201.45 feet; thence leaving said severance line and running with the centerline of a creek the following: North 43'34'58" West 8.33 feet to a point; North 53'14'04" West 26.08 feet to a point; North 47'28'30" West 16.26 feet to a point; North 33'31'40" West 10.59 feet to a point on the common line of Lots 1 & 2; thence leaving said centerline of Seven mile Creek and running with said common line North 62'44'14" East a total of 264.20 feet to the point of beginning, passing a found PK Nail at 6.99 feet.

Containing 19,122 square feet or 0.44 acres.

Being the same property conveyed to Mohammad Nazemi of record in Instrument No. 20030317-0035169, Register's Office for Davidson County, Tennessee.

This is improved property known as 4305 Nolensville Pike, Nashville, TN 37211.

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

My commission expires: 5-9-2026

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY