This Instrument Prepared By:
DICKINSON WRIGHT PLLC
424 Church Street, Suite 800
Nashville, TN 37219
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Karen Johnson Davidson County
Batch# 1311456 DEEDQC
08/18/2025 03:25:30 PM 6 pgs
Fees: $37.00 Taxes: $0.00
20250818-0065858

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
JJP, LLC 1406 Charlotte Ave Nashville, TN 37203-3414	SAME AS NEW OWNER	103-01-0-133.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Music City West, LLC, a Tennessee limited liability company, the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey to JJP, LLC, a Tennessee limited liability company, the GRANTEE, all of GRANTOR's right, title and interest in and to that certain real property located in Davidson County, Tennessee described on Exhibit A, attached hereto and incorporated herein by this reference.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 408 American Road, Nashville, Davidson County, Tennessee 37209.

[Signature page(s) follow]

SIGNATURE PAGE TO QUITCLAIM DEED

WITNESS the execution of this Quitclaim Deed by the undersigned as of this the 15th day of August, 2025.

GRANTOR:

MUSIC CITY WEST, LLC

By: **JJP, LLC**, its sole member

By: _____
Name: Peyman Behrouzi
Title: Member

By: _____
Name: Jamshid Mohebbi
Title: Member

By: _____
Name: Jamshid Sharifi
Title: Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Peyman Behrouzi, a Notary Public of said County and State, personally appeared Peyman Behrouzi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of MUSIC CITY WEST, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Member.

Witness my hand and seal, at Office in NASHVILLE, Tennessee, this 15 day of AUGUST, 2025.

TERESA FELICIDA RIVERO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Teresa Felicida Rivero
Notary Public
My Commission Expires: 04/22/2028

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JAMSHID MOHEBBI, a Notary Public of said County and State, personally appeared Jamshid Mohebbi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of MUSIC CITY WEST, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Member.

Witness my hand and seal, at Office in NASHVILLE, Tennessee, this 15 day of AUGUST, 2025.

TERESA FELICIDA RIVERO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Teresa Felicida Rivero
Notary Public
My Commission Expires: 04/22/2028

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jamshid Sharifi, a Notary Public of said County and State, personally appeared Jamshid Sharifi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of MUSIC CITY WEST, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Member.

Witness my hand and seal, at Office in NASHVILLE, Tennessee, this 15 day of AUGUST, 2025.

TERESA FELICIDA RIVERS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Teresa Felicida Rivers
Notary Public

My Commission Expires: 04/22/2028

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 15 day of August, 2025.

TERESA FELICIDA RIVERS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Teresa Felicida Rivers
Notary Public

My Commission Expires: 04/22/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHBIIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the plan of A Revision of Lot 3 of Charlotte Park Commercial Area, of record in Plat Book 8250, Page 909, Register's Officer for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Music City West, LLC, a Tennessee limited liability company, by Quitclaim Deed from Guerrier Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20250711-0054666, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Stephen M. Montgomery, 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 *August 15, 2025* (date of document).

Affiant Signature

August 18, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: March 9, 2027

NOTARY'S SEAL

