BOX 10-A

This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1313021 DEEDQC
08/21/2025 09 48 55 AM 3 pgs
Fees $17 00 Taxes $0 00
20250821-0066924

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL.
Arian Motamenzadeh 15645 Ski Slope Way Truckee, CA 96161	New Owner	PART OF 104-04-0-059.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **AM Nash Holdings, LLC,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Arian Motamenzadeh, Married Man,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. C on the Plan of Homes At 19th Avenue South and Grand Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20240617-0045005 and Amended in Instrument No. 20240911-0070026, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Harold F. Oven by Warranty Deed from James M Sagorac of record in Instrument No. 20020507-0055870 Register's Office for Davidson County, Tennessee, dated May 02, 2002 and recorded on May 07, 2002 and re-recorded in Instrument No. 20020709-0082377 on July 09, 2002, Register's Office for Davidson County. (West half of Lot 159)

Being a portion of the same property conveyed to Harold F. Oven by Warranty Deed from Richard M. Smith of record in Instrument No. 20060601-0064647 Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on June 01, 2006. (East half of Lot 159)

Being a portion of the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from Harold F. Oven, married of record in Instrument No. 20101019-0083691 Register's Office for Davidson County, Tennessee, dated October 07, 2010 and recorded on October 19, 2010 and within the same deed the said Christy W. Ivey, Trustee, conveyed said interest to Harold F. Oven.

Being a portion of the same property conveyed to Hull Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Harold F. Oven, a married man of record in Instrument No. 20240617-0045004 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 17, 2024.

Being the same property conveyed to AM Nash Holdings, LLC by Warranty Deed from Hull Hooper Holdings, LLC of record in Instrument No. 20240617-0045007 Register's Office for Davidson County, Tennessee, dated June13, 2024 and recorded on June17, 2024.

Being also known as 1810 Grand Ave, Nashville, TN 37212.

Witness my hand this 15 day of August, 2025

AM NASH HOLDINGS, LLC

ARIAN MOTAMENZADEH, MEMBER

STATE OF CALIFORNIA
COUNTY OF NEVADA

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Arian Motamenzadeh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of AM Nash Holdings, LLC, and that he as such Member of AM Nash Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of AM Nash Holdings, LLC.

Witness my hand and official seal this 15th day of August, 2025.

Commission expires
10/18/2028

DIEM NGUYEN
Notary Public - California
Sacramento County
Commission # 2501123
My Comm. Expires Oct 18, 2028

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the ___ day of August, 2025.

DN 08/15/25
Notary Public

Commission expires

(See attached certificate)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Nevada

Subscribed and sworn to (or affirmed) before me on this 15 day of August, 2025, by Arian Mofamenzadeh.,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DIEM NGUYEN
Notary Public - California
Sacramento County
Commission # 2501123
My Comm Expires Oct 18, 2028

(Seal)

Signature