Karen Johnson
Batch # 1325888
09/23/2025 02 49 19 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250923-0075984

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSO The actual consideration for this transfer is: $10.00 MOHAMMAD RAHIMI, AFFIANT Subscribed and sworn to before me, this 17th day of September 2025. NOTARY PUBLIC My Commission Expires: 7-3-2028

LAURA YATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GENERAL PROPERTY GROUP, LLC 1601 Old Hickory Blvd. Brentwood, TN 37027	New Owner	Map and Parcel No.: 133-06-0-010.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Mohammad Rahimi and wife, Zary Rahimi, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto General Property Group, LLC, a Tennessee limited liability company, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3511 Nolensville Road, Nashville, TN 37211, and more particularly described as follows.

Land in the 6th Civil District of Davidson County, Tennessee, in the City of Nashville being all that part of Lots No. 15, 16, and 17 not taken for the widening of Nolensville Road and shown on the Plan of Sunrise Heights Addition of record in Book 421, page 2, Register's Office for said County and described according to a copy of a survey thereof made by Barge, Waggoner & Sumner, Engineers, under date of May 23, 1961 and described as follows: Beginning at a point in the northerly right of way

of Veritas Street said point being the end of a curve and being South 65 degrees 49 minutes West 17.94 feet from the intersection of a projection of the northerly right of way line of Veritas Street with a projection of the westerly right of way line of Nolensville Road as now widened and located; thence along the north margin of Veritas Street, South 65 degrees 49 minutes West 122 feet to the east line of a 15 foot alley; thence along the east margin of said alley, North 24 degrees 01 minutes West 158.9 feet to a point, this being the common westerly corner of Lots No. 14 and 15 on said Plan; thence with the line between said lots, North 65 degrees 51' East 140 feet to a point in the westerly right of way line of the Nolensville Road, as now widened and located, thence along the westerly margin of said Road, South 24 degrees 0' East 140.9 feet to a point in the beginning of a curve; thence around said curve in a southerly direction having an arc of 89 degrees 49'; a radius of 18 feet and a total distance of 28.22 feet to the point of beginning. Together with the westerly 65 feet of Lot 14 of the Plan of Sunrise Heights Addition of record in Book 421, page 2, Register's Office for Davidson County, Tennessee.

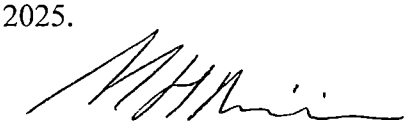
Being the same property conveyed to Mohammad Rahimi and wife, Zary Rahimi, from Ethelyne T. Turrentine by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20000927-0095721.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

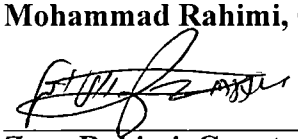
This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17th day of September 2025.



Mohammad Rahimi, Grantor



Zary Rahimi, Grantor

STATE OF TENNESSEE)

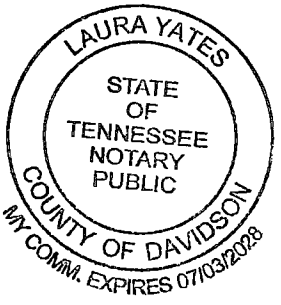
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mohammad Rahimi**, the Grantor, 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 and official seal at office, this 17th day of September 2025.

Laura Yates
Notary Public

My Commission Expires: 7-3-2028



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Zary Rahimi**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of September 2025.

Laura Yates
Notary Public

My Commission Expires: 7-3-2028

