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

Davidson County
DEEDQC
3 pgs

20250923-0075990

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 DAVIDSON 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 No.: 91-61 Parcel No.: 283

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 4000 Charlotte Avenue, Nashville, TN 37209, and more particularly described as follows:

Being a tract of land as shown on property map 01-16, assessors' office and lying on the North side of Charlotte Avenue in Davidson County, Nashville, Tennessee, Bounded in General by Charlotte Avenue on the South, CSX Railroad on the West; Patterson Company on the North and 40th Avenue North on the East, more particularly described as follows·

Beginning at an iron pin set on the North margin of Charlotte Avenue (40' from the Center) and the west margin of 40th Avenue North (33' from the center) and being located N 80 degrees 40 minutes 18 seconds West 4.41' from an existing iron pin; thence leaving 40th Avenue north and with the north margin of Charlotte Pike South 88 degrees 49 minutes 04 seconds west 156.97' to an iron pin set on the east margin of CSX railroad (25' from the center) (ref. valuation Map V28726) thence leaving Charlotte Avenue and with the east margin of said railroad with a curve to the left having the following characteristics: Delta=00 degrees 44 minutes 18 seconds; Radius=1447.52, ARC=18.65'; Tangent=9.33'; Chord=N27 degrees 02 minutes 02 seconds West 18.65' to an iron pin set; thence North 27 degrees 24 minutes 11 seconds W 182.73' to an iron pin set the southwest corner of Patterson Company (ref. deed Book 11219, page 335, Register's Office for Davidson County, Tennessee); thence leaving CSX railroad and with the south line of Patterson Company running just south of a chainlink fence North 88 degrees 59 minutes 04 seconds East 279.32 to an iron pin set on the west margin of 40th Avenue North; thence leaving Patterson and with the west margin of 40th Avenue North South 06 degrees 33 minutes 50 seconds West 181.56' to the point of beginning containing 0.92 acres, more or less and being the Murphy Oil USA, Inc , property as recorded in Deed Book 6589, page 962, Register's Office, according to a survey by Randolph L. Chapdelaine, R.L.S #1444, 7111-B, Sweetgum Road, Fairview, Tennessee, 37062 and dated August 9, 2001.

Being the same property conveyed to Mohammad Rahimi and wife, Zary Rahimi, from Murphy Oil USA, Inc. by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20010821-0090144.

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)

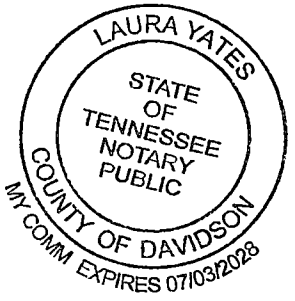
COUNTY OF DAVIDSON)

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

