Karen Johnson
Batch # 1325888
09/23/2025 02 49 19 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250923-0075991

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 H. 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.: 096-01-0-158.00

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 H. 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 2633 Old Lebanon Pike, Nashville, TN 37214, and more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 100 on the map of Bluefields Bransford Realty Company's First Subdivision, of the Sam P. Sweeney Farm, of record in Book 843, page 16, Registers office for Davidson County, Tennessee and described according to a survey thereof made by T. R. Sanford, February 25, 1959.

Beginning at an iron pin in the concrete at the southwest intersection of Old Lebanon Road in the westerly right of way of the Tennessee Central Railroad; thence along the margin of Old Lebanon Road westerly 200 feet to an iron pin in concrete at the northeast corner of the property conveyed to Nashville Electric Service, of record in Book 1283, page 403, Registers office for Davidson County, Tennessee; thence southerly along their easterly line 106 feet 8 inches to an iron pin in concrete in the north margin of the new Lebanon Road; thence along the margin of said in an easterly direction 297 feet 10 inches to an iron pin; thence with offset in said road, north 5 feet to an iron pin; thence east along the margin of said road, 53 feet 10 inches to an iron pin in the westerly margin of the Tennessee Central Railroad; thence along the margin of said railroad in a northwesterly direction 226 feet to the beginning.

Being the same property conveyed to Mohammad H. Rahimi and wife, Zary Rahimi, from Talal Ted Abutrab by Deed of Correction recorded in the Register's Office of said county and state at Instrument No. 20101213-0098942.

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 H. Rahimi, Grantor

Zary Rahimi, Grantor

STATE OF TENNESSEE)

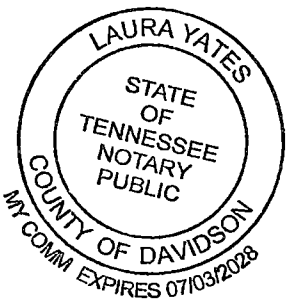
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mohammad H. 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

