Karen Johnson
Batch # 1325888
09/23/2025 02 49 19 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250923-0075992

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: 7-3-2023

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.: 091-16-0-286.00

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 3914 Charlotte Avenue, Nashville, TN 37209, and more particularly described as follows:

See Exhibit "A" attached hereto for the legal description.

Being the same property conveyed to Mohammad Rahimi and wife, Zary Rahimi, from City Import, Inc. and Mahoud "Mac" Afshari by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20010119-0006085.

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.

Notary Public

My Commission Expires: 7-3-2029

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

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: 7-3-2029

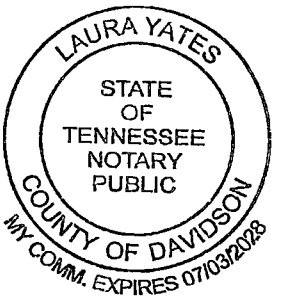


EXHIBIT A

TRACT I.

Land in Davidson County, Tennessee being the southerly 100 feet of Lots No 6, 7, and 8 on the Map of Tariff Reform Subdivision of Lot No 2 on the Clifton Plan of record in Book 161, page 32, Register's Office for Davidson County, Tennessee

Said parts of lots adjoin and front together 150 feet on the northerly side of Charlotte Avenue and run back between parallel lines along the easterly margin of 40th Avenue North 100 feet to a dead line.

TRACT II

Land in Davidson County, Tennessee, being the northerly 50 feet of Lots No. 6, 7 and 8 on the Map of Tariff Reform Subdivision of Lot No. 2 of the Clifton Plan of record in Book 161, page 32, Register's Office for said County

Said portion of said lot fronts 50 feet on the easterly side of 40th Avenue North and extends back between lines 150 feet on the southerly line and 150 feet with the southerly margin of an alley on the northerly line to a dead line in the rear on which it measures 50 feet

The two tracts being the same property conveyed to Mohammad Rahimi and wife, Zary Rahimi by deed from Raymond L Davis, Jr as of record in Instrument 200005110047585, said Register's Office