Karen Johnson
Batch # 1325888
09/23/2025 02 49 19 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250923-0075993

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 and Parcel No.: 091-16-0-384.00

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 Zary Rahimi, husband and wife, (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 3906 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 Zary Rahimi, husband and wife, from Wishy Washy, Inc., a Tennessee corporation, by Special Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20050318-0029961.

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: 7-3-2028

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

Description of the Real Property

Tract 1. Land in Davidson County, Tennessee, being Lots Nos 1 and 2 on the Tariff Reform Addition, it being a Subdivision of part of Lot No. 2 in the original plan of Clifton, the said Tariff Reform Addition, being recorded in Book 161, page 32, Register's Office for said County

Said Lots adjoin and front together 108 feet on the north side of Charlotte Avenue and extend back between lines 150 feet to an alley.

Tract 2 Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for said County.

Said Lot No 3 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Tract 3 Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for said County

Said Lot No 4 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley

Tract 4. Land in Davidson County, Tennessee, being Lot No 5 of the Tariff Reform Addition, a plan of which is of record in Book 161, page 32, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the north side of Charlotte Avenue and extends back northwardly between parallel lines, 150 feet to an alley 15 feet wide

Tracts 1 through 4 being the same property conveyed to Wishy Washy, Inc by deed from Hyacinth Y. Mimms, of record in Book 5636, page 555, said Register's Office.