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

Davidson County
DEEDQC
4 pgs

20250923-0075995

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: 1-3-2028

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.: 051-08-0-019.00

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 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 1030 Gallatin Pike, Madison, TN 37115, and more particularly described as follows:

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

Being the same property conveyed to Mohammad H. Rahimi and Zary Rahimi, as joint tenants with right of survivorship, from Aaron Ventures I, LLC, a Georgia limited liability company, by

Special Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20180906-0088261.

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)

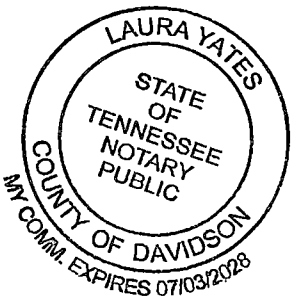
COUNTY OF DAVIDSON)

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

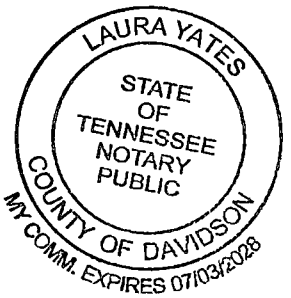


EXHIBIT A
Legal Description

Land in the First Civil District of Davidson County, Tennessee, being described by a survey by Barge, Waggoner, Sumner and Cannon Engineers, dated June 17, 1983, as follows:

BEGINNING at a point in the westerly margin of Gallatin Pike, said point being the Northeast corner of the property conveyed to Park Development Company (now Union Realty Company by merger) by deed from Linnie Farris Mitchell Clift, of record in Book 3278, Page 435, Register's Office for Davidson County, Tennessee; thence, leaving the margin of Gallatin Pike, North 63 deg, 35' West 239.26 feet to a point; thence, North 29 deg. 20' East, 52.63 feet a point; thence, North 60 deg. 26' West 14.43 feet to a concrete monument, said monument being the Southeast corner of the property conveyed to U-Haul Company of Nashville, of record in Book 5136, Page 215, Register's Office for Davidson County, Tennessee; thence, along its line North 29 deg. 00' East, 100.00 feet to an iron pin, said iron pin being in the Southwest corner of Lot 1-B on the Plan of the Resubdivision of Lot No. 1, U-Haul Park Plaza, of record in Book 5190, Page 414, Register's Office for Davidson County, Tennessee; thence, South 61 deg. 00' East 254.50 feet to a lead plug in the westerly margin of Gallatin Pike, said lead plug being in the Southeast corner of Lot 1-A on the Plan of Resubdivision of Lot No. 1, U-Haul Park Plaza, of record in Book 5190, Page 414, Register's Office for Davidson County, Tennessee; thence, along the westerly margin of said Gallatin Pike, South 29 deg. 33' West 142.00 feet to the POINT OF BEGINNING.

Said Property being commercial real property and improvements, identified for some purposes as 1030 Gallatin Pike and for other purposes as 1028 Gallatin Pike, but being identified as 1030 Gallatin Pike, Madison, Tennessee 37115, Map and Parcel 05108001900 on the Tax Maps of Metropolitan Nashville and Davidson County, Tennessee.