Karen Johnson
Batch # 1325888
09/23/2025 02 49 19 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250923-0075996

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.: 051-08-0-017.00

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 1008 Gallatin Pike South, 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 Rahimi and wife, Zary Rahimi, from Bocadale Company, a New York general partnership, by Special Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20230710-0052711.

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: 7-3-2028



Tax ID#: 05108001700
Property Address: 1008 Gallatin Pike South, Nashville, TN

EXHIBIT A

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at an iron pin on the westerly right-of-way of Gallatin Pike (US 31-E) said point of beginning being the northeast corner of this tract and the southeast corner of the Red Ace Petroleum Co., Inc., property of record in Deed Book 4518, Page 225, Register's Office for Davidson County, Tennessee; thence, with the margin of said pike South 29 degrees 00 minutes 00 seconds West 100.00 feet to an iron pin set by others; thence, leaving the margin of said pike and with the line of the U-Haul Company of Nashville, a Tennessee corporation, property of record in Deed Book 5136, Page 215, Said Register's Office, North 61 degrees 00 minutes 00 seconds West 211.50 feet to a concrete monument set by others; thence, continuing with said U-Haul property North 20 degrees 11 minutes 21 seconds East 101.19 feet to a concrete monument, set by others, in the southerly line of the Bert C. Ferguson et ux property, of record in Deed Book 3252, Page 539, said Register's Office; thence, with Ferguson's line South 61 degrees 00 minutes 00 seconds East passing Ferguson's corner at 77.0 feet in all 227.00 feet to the POINT OF BEGINNING, containing 21,924 square feet, more or less.

Tax Map ID Number: 05108001700