Karen Johnson
Batch # 1325888
09/23/2025 02 49 19 PM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250923-0075997

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.: 043-05-0-252.00

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, 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 800 Gallatin Pike N, 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, husband and wife, from MACS RETAIL, LLC, a Viriginia limited liability company, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20171229-0132501.

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.

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

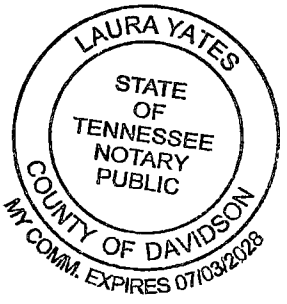


Exhibit A

A certain tract or parcel of Land situated in Metropolitan Nashville and Davidson County, Tennessee, being described as follows, to wit:

Beginning at a set ½" diameter iron rebar with GS&P cap being located South 12 degrees 39 minutes 39 seconds West for 136.27 feet from a GPS Control Monument (N: 707,044.21' E: 1,759,271,672') POINT OF BEGINNING marking the point of intersection of the eastern right of way of Gallatin Pike and the southern right of way line of Anderson lane; thence, with said line the following four (4) calls and distances:

1. North 61 degrees 37 minutes 58 seconds East for 51.70 feet to a set ½" Diameter iron rebar with GS&P cap;

2. North 87 degrees 30 minutes 49 seconds East for 109.52 feet to a set ½" Diameter iron rebar with GS&P cap;

3. North 89 degrees 37 minutes 26 seconds East for 51.78 feet to a set ½" Diameter iron rebar with GS&P cap;

4. South 87 degrees 33 minutes 58 seconds East for 662.47 feet to a set ½" Diameter iron rebar with GS&P cap corner with NOL Holdings, LLC recorded in Plat Book 5210, Page 247;

Thence with said line the following two (2) calls and distances:

1. South 06 degrees 31 minutes 40 seconds West for 254.35 feet to a set ½" Diameter iron rebar with GS&P cap corner;

2. North 87 degrees 28 minutes 20 seconds West for 866.07 feet to a set ½" Diameter iron rebar with GS&P cap in the Eastern right of way of Gallatin Pike;

Thence with said line the following three (3) calls and distances:

1. North 07 degrees 15 minutes 27 seconds East for 67.11 feet to a set ½" Diameter iron rebar with GS&P cap corner;

2. North 04 degrees 54 minutes 19 seconds East for 37.15 feet to a set ½" Diameter iron rebar with GS&P cap corner;

3. North 07 degrees 15 minutes 27 seconds East for 110.28 feet to a ½" Diameter iron rebar with GS&P cap corner to the POINT OF BEGINNING, containing 217,070.12 square feet or 4.98 acres more or less.

The foregoing description was made pursuant to ALTA/ACSM Land Title Survey dated June 10, 2015, prepared by Gresham Smith and Partners by Kenneth D. Church, TN RLS 1004.