Karen Johnson
Batch # 1325888
09/23/2025 02.49 19 PM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250923-0075998

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Martin Heller Potempa & Sheppard**<br>2122 21st Avenue South<br>Nashville, Tennessee 37212<br>(615) 800-7096<br><br>This Deed was prepared based on information provided by the parties and no independent title examination was prepared. | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $10.00<br><br>MOHAMMAD H. RAHIMI, AFFIANT<br><br>Subscribed and sworn to before me, this 17th day of September 2025.<br><br>NOTARY PUBLIC<br><br>My Commission Expires: 7-3-2028 |

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

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **MOHAMMAD H. RAHIMI and ZARY MONTAZARI RAHIMI, CO-TRUSTEES**<br>1601 Old Hickory Blvd.<br>Brentwood, TN 37027 | New Owner | Map and Parcel No.:<br>066-00-0-113.00 |

**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 Mohammad H. Rahimi and Zary Montazari Rahimi, Co-Trustees of the Rahimi Joint Revocable Trust, created December 4, 2024, 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 8243 River Road Pike, 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 H. Rahimi and Zary Rahimi, husband and wife, from James Stewart and Cheryl Stewart, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20161017-0109211.

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

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: 1-3-2028

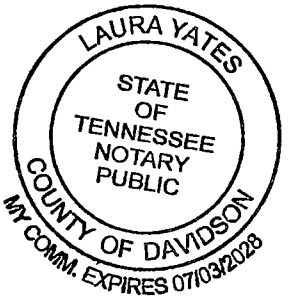


Exhibit A- Page 1 of 2

TRACT I:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING AT AN IRON PIN IN THE RIGHT- OF-WAY OF RIVER ROAD PIKE, SAID PIN BEING THE SOUTHWEST CORNER OF DESCRIBED TRACT AND ALSO BEING SOUTH 46 DEGREES 10 MINUTES 07 SECONDS EAST 302.68 FEET FROM THE SOUTHEAST CORNER OF DAVIDSON COUNTY PROPERTY MAP 66 PARCEL 33; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 657.36 FEET TO AN IRON PIN; THENCE NORTH 56 DEGREES 30 MINUTES EAST 762.61 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 1,385.96 FEET TO AN IRON PIN; THENCE SOUTH 78 DEGREES 30 MINUTES 00 SECONDS EAST 82.68 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 1,454.32 FEET TO AN IRON PIN; THENCE NORTH 78 DEGREES 30 MINUTES 00 SECONDS WEST 82.00 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST 436.85 FEET TO A POINT IN THE

Exhibit A - Page 2 of 2

CUMBERLAND RIVER (PASSING AN IRON PIN AT 291.47 FEET); THENCE SOUTH 77 DEGREES 37 MINUTES 39 SECONDS EAST 265.02 FEET TO A POINT; THENCE SOUTH 11 DEGREES 19 MINUTES 20 SECONDS WEST 3745.88 FEET (PASSING AN IRON PIN AT 114 36 FEET) TO AN IRON PIN, THENCE NORTH 78 DEGREES 02 MINUTES 36 SECONDS WEST 637.69 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 03 MINUTES 13 SECONDS WEST 342 95 FEET TO AN IRON PIN, THENCE NORTH 78 DEGREES 01 MINUTES 31 SECONDS WEST 96.30 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST 448.90 FEET TO AN IRON PIN, THENCE NORTH 42 DEGREES 12 MINUTES 41 SECONDS WEST 58.74 FEET TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 56 MINUTES 01 SECONDS, A RADIUS OF 2869.21 FEET, A LENGTH OF 46.75 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEGREES 40 MINUTES 41 SECONDS WEST AND 46 75 FEET TO THE POINT OF BEGINNING CONTAINING 25 28 ACRES.

INCLUDED in the above described property but hereby EXCLUDED from this conveyance is the property conveyed to Ben Allen, married, by Quitclaim deed of record in Instrument No. 20140130-0008474 in the Register's Office for Davidson County, Tennessee, being further described as follows

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE WEST BY THE BARRY ALLEN PROPERTY AS OF RECORD IN INSTRUMENT NO 20100720-0056802-R O D C , TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS· BEGINNING AT AN EXISTING IRON PIN FOUND, SAID PIN BEING IN THE EASTERLY BOUNDARY OF THE BARRY ALLEN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20100720-0056802-R O.D C, TN, AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, CROSSING THE SAID JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080905-0091075-R.O.D.C., TN. SOUTH 18 DEGREES 06 MINUTES 10 SECONDS WEST, 719.05 FEET; THENCE, A COMMON LINE WITH THE BARRY ALLEN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20100720-0056802-R.O.D.C., TN. NORTH 11 DEGREES 30 MINUTES 00 SECONDS EAST, 714.29 FEET TO AN EXISTING IRON PIN FOUND, THENCE, SOUTH 78 DEGREES 30 MINUTES 00 SECONDS EAST, 82.68 FEET TO THE POINT OF BEGINNING. CONTAINING, 29,528 square feet. or 0.68 Acres, more or less.

TRACT II:

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE EAST BY THE JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080905-0091075-R O D C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN EXISTING IRON PIN FOUND, SAID PIN BEING IN THE WESTERLY BOUNDARY OF THE JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO 20080905-0091075-R.O.D C, TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, A COMMON LINE WITH THE JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO 20080905-0091075-RO D C., TN, SOUTH 56 DEGREES 30 MINUTES 00 SECONDS WEST, 124.35 FEET TO AN IRON PIN SET, THENCE, CROSSING THE BARRY ALLEN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20100720-0056802-R.O.D.C., TN. NORTH 18 DEGREES 06 MINUTES 10 SECONDS EAST, 764.67 FEET TO A POINT; THENCE, A COMMON LINE WITH THE JAMES & CHERYL STEWART PROPERTY AS OF RECORD IN INSTRUMENT NO. 20080905-0091075-R,O.D.C, TN SOUTH 11 DEGREES 30 MINUTES 00 SECONDS WEST, 671.67 FEET TO THE POINT OF BEGINNING CONTAINING, 29,528 sq.ft. or 0 68 Acres, more or less