This instrument prepared by and after recording return to:

Mollie A. Gass, Esq.
Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
(615) 492-6155

Karen Johnson Davidson County
Batch# 1337083 DEEDQC
10/22/2025 09:04:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20251022-0084007

QUIT CLAIM DEED TO CONSOLIDATE TAX PARCELS

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcels
Mohammad Nazemi 5019 Mountainview Place Brentwood, TN 37027	Mohammad Nazemi 5019 Mountainview Place Brentwood, TN 37027	18100009200 18100009400 18100027600

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MOHAMMAD NAZEMI**, an individual resident of the state of Tennessee (hereinafter referred to as "Grantor"), herein this day and does by these presents forever QUITCLAIM to **MOHAMMAD NAZEMI**, an individual resident of the state of Tennessee (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on Exhibit A attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2025 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The sole purpose of this Quit Claim Deed to Consolidate Tax Parcels is to consolidate the tax parcels listed on Exhibit A into one parcel.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of October 2025, but is effective as of the 20 day of October, 2025.

GRANTOR:

By: M. T. Nazemi
Name: **Mohammad Nazemi**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MOHAMMAD NAZEMI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of October, 2025.

My Commission Expires:
9-3-25

Notary Public

NICHOLAS SAFDARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 20 day of October, 2025.

M. T. Nagar
Affiant

Notary Public

My Commission Expires: 9-3-25

NICHOLAS SAFDARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel ID#: 18100009200

TRACT 1:

A PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF THE METRO AREA OF NASHVILLE, COUNTY OF DAVIDSON, TN, SAID TRACT BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/NSPS LAND TITLE SURVEY BY CLINT T. ELLIOTT REGISTERED LAND SURVEYOR DATED 9-21-2016 PROJECT ID HOLT 6419, AS FOLLOWS;

BEGINNING AT A NEW IRON ROD SET ON THE SOUTHERN RIGHT-OF-WAY LINE OF HOLT ROAD, HAVING A RIGHT-OF-WAY WIDTH OF 50 FEET, SAID POINT ALSO BEING LOCATED AT THE NORTHEASTERN MOST CORNER OF THE JOHN H. PARKER PROPERTY AS DESCRIBED IN DEED BOOK 4877, PAGE 873 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, THE SAME POINT BEING THE NORTHWESTERN MOST CORNER OF THE PROPERTY BEING HEREIN DESCRIBED; THENCE, LEAVING SAID POINT, WITH AND ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF HOLT ROAD, SOUTH 73 DEGREES 34 MINUTES 13 SECONDS EAST, 499.78 FEET TO A NEW IRON ROD SET AT THE NORTHWESTERN CORNER OF THE RICHARD JACK BYRD PROPERTY AS DESCRIBED IN DEED BOOK 8593, PAGE 1 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID POINT AND SOUTHERN RIGHT-OF-WAY LINE OF HOLT ROAD CONTINUING WITH AND ALONG THE RICHARD JACK BYRD PROPERTY , SOUTH 14 DEGREES 34 MINUTES 08 SECONDS WEST, 235.95 FEET TO AN IRON ROD SET; THENCE, LEAVING SAID POINT SOUTH 72 DEGREES 05 MINUTES 52 EAST, 156.00 FEET TO AN IRON ROD SET; THENCE, NORTH 14 DEGREES 34 MINUTES 08 SECONDS EAST, 239.96 FEET TO AN IRON ROD SET ON THE SOUTHERN RIGHT-OF-WAY LINE OF THE AFOREMENTIONED HOLT ROAD, THE SAME POINT BEING THE NORTHEASTERN MOST CORNER OF THE AFOREMENTIONED RICHARD JACK BYRD PROPERTY; THENCE, LEAVING SAID POINT, WITH AND ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF HOLT ROAD, SOUTH 73 DEGREES 34 MINUTES 13 SECONDS EAST, 82.23 FEET TO A POINT; THENCE, SOUTH 78 DEGREES 04 MINUTES 03 SECONDS EAST, 88.53 FEET TO A POINT; THENCE, CONTINUING WITH AND ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF HOLT ROAD, IN A CURVE TO THE LEFT HAVING A RADIUS OF 700 FEET, AN ARC LENGTH OF 305.84 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 89 DEGREES 24 MINUTES 57 SECONDS EAST, 303.41 FEET TO A POINT; THENCE, CONTINUING IN A CURVE TO THE LEFT HAVING A RADIUS OF 736.97 FEET, AN ARC LENGTH OF 220.73 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 68 DEGREES 19 MINUTES 06 SECONDS EAST, 219.91 FEET TO AN IRON ROD FOUND; THENCE, NORTH 59 DEGREES 44 MINUTES 16 SECONDS EAST, 44.08 FEET TO AN IRON ROD SET SAID POINT BEING THE NORTHEASTERN MOST CORNER OF THE PROPERTY BEING HEREIN DESCRIBED; THENCE, LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF HOLT ROAD, WITH AND ALONG THE WESTERN PROPERTY LINE OF THE TISANO REALTY, INC., PROPERTY AS DESCRIBED IN INSTRUMENT NUMBER 20160425, PAGE 40205 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, SOUTH 02 DEGREES 33 MINUTES 12 SECONDS WEST, 232.11 FEET TO AN IRON ROD; THENCE, LEAVING SAID POINT AND PASSING THRU AN IRON ROD AT 42.11 FEET, SOUTH 40 DEGREES 50 MINUTES 11 SECONDS

EAST, 250.00 FEET TO A YEI" IRON ROD; THENCE, NORTH 57 DEGREES 42 MINUTES 28 SECONDS EAST, 141.78 FEET TO AN IRON ROD LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE, HAVING A RIGHT-OF-WAY WIDTH THAT VARIES; THENCE, LEAVING SAID POINT, WITH AND ALONG THE WESTERN RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE, SOUTH 28 DEGREES 37 MINUTES 14 SECONDS EAST, 119.71 FEET TO A CONCRETE MONUMENT; THENCE, CONTINUING WITH AND ALONG SAID RIGHT-OF-WAY LINE SOUTH 21 DEGREES 57 MINUTES 31 SECONDS EAST, 172.17 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 25 DEGREES 48 MINUTES 58 SECONDS EAST, 5.06 FEET TO AN IRON ROD FOUND; THENCE, LEAVING SAID POINT AND RIGHT-OF-WAY LINE OF NOLENSVILLE PIKE, WITH AND ALONG THE NORTHERN PROPERTY LINE OF THE TENNESSEE BANK AND TRUST PROPERTY AS RECORDED IN INSTRUMENT TR 20081201-0116296 AS RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, PASSING THRU AN IRON ROD AT 19.06 FEET, SOUTH 52 DEGREES 06 MINUTES 20 SECONDS WEST, 125.97 FEET TO AN IRON ROD; THENCE, SOUTH 61 DEGREES 51 MINUTES 20 SECONDS WEST, 578.50 FEET TO AN IRON PIPE FOUND; THENCE, SOUTH 10 DEGREES 16 MINUTES 20 SECONDS WEST, 547.74 FEET TO A NEW IRON ROD SET ON THE SOUTHERN SIDE OF HOLT CREEK, THE SAME POINT BEING THE SOUTHEASTERN MOST CORNER OF THE PROPERTY BEING HEREIN DESCRIBED; THENCE, NORTH 57 DEGREES 37 MINUTES 46 SECONDS WEST, 320.58 FEET TO A NEW IRON ROD; THENCE, NORTH 56 DEGREES 37 MINUTES 12 SECONDS WEST, 469.60 FEET TO A NEW IRON ROD; THENCE, NORTH 68 DEGREES 05 MINUTES 24 SECONDS WEST, 539.99 FEET TO AN IRON ROD SET ON THE EASTERN RIGHT--OF-WAY LINE OF THE AFOREMENTIONED JOHN H. PARKER PROPERTY; THENCE, LEAVING SAID POINT NORTH 07 DEGREES 41 MINUTES 17 SECONDS EAST, 1001.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINING 1,660,555.31 SQUARE FEET OR 38.121+/- ACRES.

BEING THE SAME PROPERTY CONVEYED TO CMH PARKS, INC., A TENNESSEE CORPORATION BY DEED OF RECORD IN INSTRUMENT NO. 20161118-0121950, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CMH PARKS, INC. CHANGED ITS NAME TO CLAYTON PROPERTIES GROUP, INC. BY AMENDMENT TO ARTICLES OF INCORPORATION RECORDED IN INSTRUMENT NO. 201701270009091, SAID REGISTER'S OFFICE.

INCLUDED IN THE FOREGOING LEGAL DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING EXCLUDED TRACTS OF LAND:
A. LAND CONVEYED TO THE STATE OF TENNESSEE BY DEEDS OF RECORD IN INSTRUMENT NO. 20191011-0104254 AND INSTRUMENT NO. 20191210-0127183, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, B. LAND CONVEYED TO JACK R. BYRD BY QUITCLAIM DEED RECORDED IN INSTRUMENT NO. 202204110041724, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID#: 18100009400

TRACT 2:

BEING A TRACT OF LAND LOCATED IN THE FOURTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO A SURVEY PREPARED BY KEVIN L. BIRDWELL, RLS 1797, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206, TELEPHONE 615-244-8591: COMMENCING ON A PK NAIL (NEW) IN THE SOUTHERLY RIGHT-OF-WAY OF HOLT ROAD (50 FOOT RIGHT-OF-WAY WIDTH) IN THE EAST SIDE OF A GRAVEL ROAD AT THE NORTHEAST CORNER OF SAID JOHN H. PARKER AND CAROLYN K. PARKER PROPERTY;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF HOLT ROAD (50 FOOT RIGHT-OF-WAY WIDTH) SOUTH 73 DEGREES 34 MINUTES 13 SECONDS EAST, PASSING A 1/2 INCH IRON ROD (OLD) AT 469.08 FEET, ON IN ALL 625.08 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES" AT THE POINT OF BEGINNING;

THENCE, CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY OF HOLT ROAD, SOUTH 73 DEGREES 34 MINUTES 13 SECONDS EAST, 30.42 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY THE FOLLOWING TWO BEARINGS AND DISTANCES:

SOUTH 14 DEGREES 34 MINUTES 08 SECONDS WEST, 239.89 FEET;

NORTH 72 DEGREES 05 MINUTES 52 SECONDS WEST, 78.20 FEET;

THENCE, SOUTH 73 DEGREES 41 MINUTES 48 SECONDS EAST, 53.77 FEET TO AN ONE INCH IRON ROD (OLD);

THENCE, NORTH 13 DEGREES 06 MINUTES 22 SECONDS EAST, 238.03 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 6591 SQUARE FEET OR 0.15 ACRE, MORE OR LESS.;

BEING THE SAME PROPERTY CONVEYED TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION BY QUITCLAIM DEED FROM JACK R. BYRD A/K/A JACK RICHARD BYRD OF RECORD IN INSTRUMENT NO. 20220411-0041723, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MOHAMMAD NAZEMI, BY DEED FROM CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, BY DEED OF RECORD AS INSTRUMENT NO. 20220413-0043183, DATED APRIL 13, 2022, SAID REGISTER'S OFFICE.

Parcel ID#: 18100027600

TRACT 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 1, AS SHOWN ON THE MAP ENTITLED SHOPPES OF HOLT CROSSING, OF RECORD AS INSTRUMENT NO. 20060706-0080538, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO 6260 NOLENSVILLE ROAD, LLC, BY DEED FROM TISANO REALTY, INC., OF RECORD AS INSTRUMENT NO. 20170821-0085376, DATED AUGUST 18, 2017, SAID REGISTER'S OFFICE.

INCLUDED BUT SPECIFICALLY EXCLUDED IS PROPERTY CONVEYED OUT AS INSTRUMENT NO. 20170721-0073963, SAID REGISTER'S OFFICE.

(Tract 3) being the same property conveyed to Mohammad Nazemi by Quitclaim deed from 6260 Nolensville Road, LLC, a Tennessee Limited Liability Company in Instrument No. 202510220084006.

Tennessee Certification of Electronic Document

I, Samuel J. Blanton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/20/25 (date of document).

Affiant Signature

10/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-8-28

NOTARY'S SEAL

