This instrument was 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 6 pgs
Fees: $32.00 Taxes: $0.00
20251022-0084011

QUITCLAIM DEED

FROM:	MOHAMMAD NAZEMI, Grantor
TO:	MOHAMMAD NAZEMI, Grantee

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	18100027600; 18100009200; 18100009400

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

M. T. Nazemi
Affiant

SUBSCRIBED AND SWORN TO before me, this the 20 day of October, 2025.

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

Notary Public
My Commission Expires: 9-3-29

FOR AND IN CONSIDERATION OF the sum of the terms hereof and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MOHAMMAD NAZEMI**, an individual resident of the state of Tennessee ("Grantor"), does convey and forever QUITCLAIM unto **MOHAMMAD NAZEMI**, an individual resident of the state of Tennessee ("Grantee"), its heirs, successors and assigns, all of Grantor's interest and all other rights and title to a certain portion of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[Signatures Commence on Following Page]

WITNESS my hand this ____ 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 and seal, at Nashville, Tennessee, this 20 day of October, 2025.

Notary Public
My Commission Expires: 9-3-29

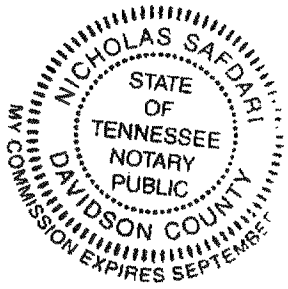


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Parcel ID#: 18100027600; 18100009200; 18100009400

BEING A PORTION OF THOSE TRACTS OR PARCELS OF LAND IN THE FOURTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING THOSE TRACTS OF LAND CONVEYED TO MOHAMMAD NAZEMI OF RECORD PER INSTRUMENT NUMBER 202204130043183, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE (R.O.D.C.T.) AND THAT CERTAIN TRACT CONVEYED TO 6260 NOLENSVILLE ROAD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD PER INSTRUMENT NUMBER 201708210085376 , R.O.D.C.T., THE SAME BEING LOT 1 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SHOPPES OF HOLT CROSSING" OF RECORD PER INSTRUMENT NUMBER 20060706-0080538, R.O.D.C.T., GENERALLY BOUNDED: ON THE NORTH BY HOLT ROAD (VARYING RIGHT-OF-WAY WIDTH) AND MOHAMMAD NAZEMI OF RECORD PER INSTRUMENT NUMBER 202204130043183; ON THE EAST BY NOLENSVILLE PIKE (U.S. HIGHWAY 31 / 41A, STATE ROUTE 11) (RIGHT-OF-WAY WIDTH VARIES); ON THE SOUTH BY MILL RIDGE TOWNHOMES PROPERTY OF RECORD IN INSTRUMENT NUMBER 201802220016771, R.O.D.C.T.; ON THE WEST BY MOHAMMAD NAZEMI OF RECORD PER INSTRUMENT NUMBER 202204130043183, THE PERIMETER OF SAID PARCEL BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE, 37206, TELEPHONE NUMBER 615-244-8591, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL (OLD) WITH TAG STAMPED "RAGAN-SMITH ASSOC" AT THE MOST EASTERLY CORNER OF SAID MOHAMMAD NAZEMI PROPERTY OF RECORD PER INSTRUMENT NUMBER 202204130043183, R.O.D.C.T.

THENCE, ALONG THE BOUNDARY OF SAID MOHAMMAD NAZEMI PROPERTY SOUTH 52 DEGREES 06 MINUTES 20 SECONDS WEST A DISTANCE OF 89.01 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RAGAN-SMITH ASSOC";

THENCE ALONG THE BOUNDARY OF SAID MOHAMMAD NAZEMI PROPERTY, SOUTH 61 DEGREES 51 MINUTES 20 SECONDS WEST, 243.15 FEET;

THENCE LEAVING THE BOUNDARY OF SAID MOHAMMAD NAZEMI PROPERTY, AND ALONG A PROPOSED PARCEL LINE THE FOLLOWING TEN (10) COURSES:

1) NORTH 29 DEGREES 02 MINUTES 32 SECONDS WEST, 108.49 FEET;

2) THENCE, SOUTH 60 DEGREES 57 MINUTES 28 SECONDS WEST, 26.50 FEET;

3) THENCE, NORTH 29 DEGREES 02 MINUTES 32 SECONDS WEST, 85.42 FEET;

4) THENCE, NORTH 60 DEGREES 57 MINUTES 28 SECONDS EAST, 47.99 FEET;

5) THENCE, NORTH 29 DEGREES 30 MINUTES 57 SECONDS WEST, 55.00 FEET;

6) THENCE, NORTH 29 DEGREES 30 MINUTES 57 SECONDS WEST, 272.50 FEET;

7) THENCE, NORTH 60 DEGREES 32 MINUTES 33 SECONDS EAST, 45.00 FEET;

8) THENCE, NORTH 17 DEGREES 48 MINUTES 32 SECONDS WEST, 85.12 FEET;

9) THENCE, NORTH 72 DEGREES 11 MINUTES 28 SECONDS EAST, 12.82 FEET;

10) THENCE, NORTH 17 DEGREES 48 MINUTES 32 SECONDS WEST, 51.50 FEET TO SOUTH RIGHT-OF-WAY OF HOLT ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY FOR THE NEXT THREE (3) COURSES:

1) THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 767.70 FEET A DELTA ANGLE OF 13 DEGREE 28 MINUTES 26 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 65 DEGREES 41 MINUTES 58 SECONDS EAST, 180.12 FEET MARKED BY AN IRON ROD OLD WITH CAP STAMPED "RAGAN-SMITH ASSOC";

2) THENCE, SOUTH 76 DEGREES 15 MINUTES 05 SECONDS EAST, 16.27 FEET MARKED BY AN IRON ROD OLD WITH CAP STAMPED "RAGAN-SMITH ASSOC";

3) THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET A DELTA ANGLE OF 91 DEGREES 43 MINUTES 45 SECONDS, AND WHOSE LONG CHORD BEARS SOUTH 75 DEGREES 24 MINUTES 35 SECONDS EAST A DISTANCE OF 43.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NOLENSVILLE PIKE (U.S. HIGHWAY 31 / 41A, STATE ROUTE 11) AND BEING MARKED BY AN IRON ROD OLD WITH CAP STAMPED "RAGAN-SMITH ASSOC";

THENCE ALONG SAID WESTERLY RIGHT OF WAY OF NOLENSVILLE PIKE (U.S. HIGHWAY 31 / 41A, STATE ROUTE 11) THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 29 DEGREES 22 MINUTES 09 SECONDS EAST A DISTANCE OF 367.68 FEET AND BEING MARKED BY AN IRON ROD OLD WITH CAP STAMPED "RAGAN-SMITH ASSOC";

2) THENCE SOUTH 29 DEGREES 11 MINUTES 47 SECONDS EAST A DISTANCE OF 131.28 FEET AND BEING MARKED BY AN IRON ROD OLD WITH CAP STAMPED "RAGAN-SMITH ASSOC";

3) THENCE SOUTH 26 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 139.56 FEET AND BEING MARKED BY AN IRON ROD OLD WITH CAP STAMPED "RAGAN-SMITH ASSOC";

4) THENCE SOUTH 27 DEGREES 51 MINUTES 15 SECONDS EAST A DISTANCE OF 27.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 221,905 SQUARE FEET OR 5.09 ACRES MORE OR LESS.

Being a portion of the property described in the quitclaim deed to consolidate tax parcels by Mohammad Nazemi in Ins. No. 202510220084007

EXHIBIT A

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 10/29/25 (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

