This Instrument Prepared By and Returned To
D Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1348178
11/20/2025 09 40 11 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251120-0092563

QUITCLAIM DEED

ADDRESS NEW OWNER PARCEL	SEND TAX BILLS TO	MAP &
AM Nash Holdings, LLC 104040H00200CO 15645 Ski Slope Way Truckee, CA 96161	SAME	

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, I, **Arian Motamenzadeh, Married Man,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **AM Nash Holdings, LLC**, a Tennessee limited liability company, in and to the following tract of land in Davidson County, Tennessee described as follows

Land in Davidson County, Tennessee, being Unit No C on the Plan of Homes At 19th Avenue South and Grand Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No 20240617-0045005 and Amended in Instrument No 20240911-0070026, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Arian Motamenzadeh, Married Man, by Quitclaim Deed from AM Nash Holdings, LLC, of record in Instrument No 20250821-0066924, Register's Office for Davidson County, Tennessee

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search

This is property known as: 1810 Grand Ave , Nashville, TN 37212

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17 day of October, 2025

Arian Motamenzadeh

STATE OF CALIFORNIA)

COUNTY OF NEVADA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arian Motamenzadeh, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and seal on this 17 day of OCTOBER, 2025

Notary Public

S. LONTZ
Comm. # 2482626
Notary Public California
Nevada County
Comm Expires March 16, 2028

STATE OF CALIFORNIA)
COUNTY OF NEVADA)

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 17 day of OCTOBER, 2025

Notary Public

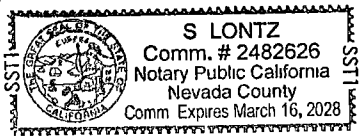
SEE ATTACHED FOR NOTARIAL WORDING & SEAL

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of NEVADA

Subscribed and sworn to (or affirmed) before me on this 17 day of OCTOBER, 2025, by _____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me



(Seal)

Signature _____