Karen Johnson Davidson County
Batch # 1387801 DEEDQC
03/03/2026 03:04:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016918

PREPARED BY:
TUNE ENTREKIN & WHITE, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Mohammad Nazemi Shohreh Hassanzadeh 5019 Mountainview Place Brentwood, TN 37027	SAME	147-16-0-197.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **805 NW BROAD LLC,** the Grantor(s), by these presents does hereby quitclaim and convey unto **MOHAMMAD NAZEMI** and wife, **SHOHREH HASSANZADEH**, its Members, the Grantee(s), their heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in the 6th Civil District of Davidson County, Tennessee, being a tract shown on an unrecorded map of George Hicks and James D. Gillespie Nolensville Road property.

Beginning at a point on the westerly margin of Nolensville Road being North 7 degrees 59' West 200 feet from the Southeast corner of property conveyed to George Hicks and James D. Gillespie by installment deed of record in Book 3762, page 16, Register's Office for Davidson County, Tennessee, then South 82 degrees 01' West 253.18 feet to a point in the easterly line of Whispering Hills Subdivision, Section 5; thence along said line North 1 degree 35' West 100.63 feet to a point; thence North 82 degrees 01' East 241.96 feet to a point on the westerly margin of Nolensville Road; thence along the westerly margin of Nolensville Road, South 7 degrees 59' East 100 feet to the point of beginning.

Being the same property conveyed to 805 NW Broad, LLC, a Tennessee Limited Liability Company, by Warranty Deed of Brenda K. Rigsby of record in Instrument No. 20190318-0024609, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4833 Nolensville Pike, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made effective this 1st day of September, 2025.

GRANTOR:

805 NW BROAD LLC

By: M. T. Nazemi
MOHAMMAD NAZEMI, Member

By: Shohreh Hassanzadeh
SHOHREH HASSANZADEH, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of March, 2026.

Candace Croom
Notary Public

My Commission Expires: 1-30-2027



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared **SHOHREH HASSANZADEH**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 3rd day of March, 2026.

Candace Croom
Notary Public

My Commission Expires: 1-30-2027

CANDACE CROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-30-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Shohreh Hassanzadeh
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2026.

Candace Croom
Notary Public

Commission Expiration Date: 1-30-2027

CANDACE CROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-30-2027