Karen Johnson Davidson County
Batch # 1387801 DEEDQC
03/03/2026 03:04:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016919

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	026-05-0-038

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**, 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 Davidson County, Tennessee, being Lots 6, 7 and 8 of Block "A," Roscoe Lace Subdivision, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the east margin of State Highway No. 11 and the Southern margin of Roscoe Street, in the town of Goodlettsville, Tennessee; thence North 86 degrees East 188 feet to a point; thence South 33 degrees 28 minutes East 150 feet to a point; thence South 86 degrees West 188 feet to a point in the east margin of said State Highway; thence with the east margin of said Highway and along a curve with the radius of 29.5 feet or a chord of North 3 degrees 15 minutes west 103 degrees 7 minutes to the point of tangent of said curve; thence North 4 degrees 46.3 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 TGP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190503-0041427, Register's Office of Davidson County, Tennessee.

This is improved property known as 404 Dickerson Pike, Goodlettsville, Tennessee 37072.

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
SHOHNA 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 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)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared **SHOHREH HASSANZADEH**, 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 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.

M. T. Vanji
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