Karen Johnson Davidson County
Batch # 1387801 DEEDQC
03/03/2026 03:04:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016920

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	173-00-0-072.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **6260 NOLENSVILLE ROAD, 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 Davidson County, Tennessee, being part of Tract No.11, on the Plan of Marshall T. Polk's Subdivision of the Patterson Lands, of record in Book 421, Page 146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being on the Northerly margin of Hills Chapel Road or Harbart Road 219 feet Westerly from the intersection of the Northerly margin of said Road and the Western boundary line of the property conveyed to C. Hopper Scott, by deed from W. M. Oakley and wife of record in Book 2147, Page 210, Register's Office; thence with the Northerly margin of said road Westwardly 120 feet; thence Northwardly 210 feet; thence Eastwardly 120 feet; thence Southwardly 210 feet to the point of beginning.

Being the same property conveyed to 6260 Nolensville Road, LLC by Warranty Deed of Bobby Thomas, Jr. and wife Keri Thomas of record in Instrument No. 20200707-0073400, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 421, Page 146, Water and Water Pump Agreement of record in Book 2811, Page 503, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6324 Hills Chapel Road, Nashville, Tennessee 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:

6260 NOLENSVILLE ROAD, 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 the day of March, 2026.

Candace Croom
Notary Public

My Commission Expires: 1-30-2027



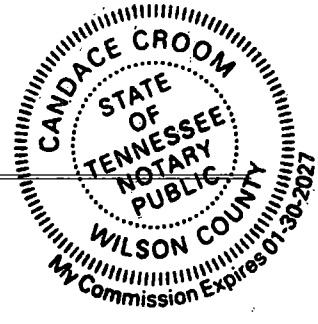
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

M.T. Nayeri
Affiant

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

Candace Croom
Notary Public

Commission Expiration Date: 1-30-2027

