Karen Johnson Davidson County
Batch# 1388170 DEEDWARR
03/04/2026 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260304-0017420

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $585,000.00 Affiant Subscribed and sworn to before me, this 4th day of March, 2026 Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Pages Branch Holdings, LLC	**New Owner**	**07103010800**
2407 Dickerson Pike	**4220 Franklin Pike**	
Nashville, TN 37207	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Arash Gholizadeh, individually and CAR Concepts, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pages Branch Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot A, Plan of JB Haynie's Oriental Subdivision, of record in Book 161, Pages 26 & 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Arash Gholizadeh, Individually, and CAR Concepts, LLC, a Tennessee limited liability company, by Warranty Deed from MIC LIMITED, a Michigan Corporation, dated October 30, 2014, of record in Instrument No. 20141103-0101254, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2407 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 2/27/26
Arash Gholizadeh

_____ Date: 2/27/26
CAR Concepts, LLC
By: Arash Gholizadeh
Its: Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Arash Gholizadeh the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February 2026.

MARK BLEEDOM NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 05/08/2029 DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Arash Gholizadeh** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is the sole member of CAR Concepts, LLC and that he is authorized by CAR Concets, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of February 2026.

MARK BLEEDOM NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 05/08/2029 DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/27/26 (date of document).

Jennifer Russell
Affiant Signature

3/4/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

