*Transfer Tax paid with Special Warranty Deed of record in Book 658, Page 301, Register's Office for Cheatham County, TN.

SPECIAL WARRANTY DEED

Chrissy Henderson, Register
Cheatham County Tennessee

Rec #:	273919	Instrument #:	260064
Rec'd:	35.00	Recorded	
State:	6475.00	5/12/2026 at	10:22 AM
Clerk:	1.00	in Record Book	
Other:	4.00	658	
Total:	6515.00	Pages	301-307

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00 *

Georgette R Kinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2026.

Meah Thomson
Notary Public

MY COMMISSION EXPIRES: 6/26/29

(AFFIX SEAL)

MEAH THOMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Dr, Ste 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ava Land LLC, a Tennessee limited liability company	Ava Land LLC, a Tennessee limited liability company	039 115.09 (Cheatham County) 013 00 0 012.00 (Davidson County)
(NAME)	(NAME)	
5105 Highway 41a	5105 Highway 41a	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1419930 DEEDWARRSP
05/13/2026 01:19:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260513-0043142

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we F.H.M. Auto Recycling, Inc., a Tennessee corporation, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ava Land LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5105 Highway 41a, Joelton, TN 37080
6975 Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to

Record Book 658 Page 301
20260513-0043142

said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 8th day of May, 2026.

F.H.M. Auto Recycling, Inc., a Tennessee corporation

By: Jamshid Maghami

Name: Jamshid Maghami
Title: President

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public in and for said State, personally appeared Jamshid Maghami, personally known to me or proved to me on this basis of satisfactory evidence to be the person who executed the within instrument as the PRESIDENT of F.H.M. Auto Recycling, Inc., a Tennessee corporation, the within named grantor, and that he as such PRESIDENT of the Company, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as PRESIDENT of the Company.

Witness my hand and Official seal this 8th day of May, 2026.

Jennifer A Hoffman

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

Effective the 8th day of May, 2026.

F.H.M. Auto Recycling, Inc., a Tennessee corporation

By: Mohammad H. Honarvar
Name: Mohammad H. Honarvar
Title: Secretary/Treasurer

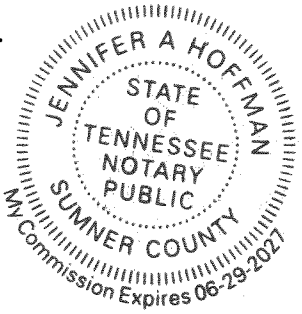


State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public in and for said State, personally appeared Mohammad H. Honarvar personally known to me or proved to me on this basis of satisfactory evidence to be the person who executed the within instrument as the Secretary/Treasurer of F.H.M. Auto Recycling, Inc., a Tennessee corporation, the within named grantor, and that he as such Secretary/Treasurer of the Company, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Secretary/Treasurer of the Company.

Witness my hand and Official seal this 8th day of May, 2026.

Jennifer A Hoffman
Notary Public:
My Commission Expires: 6/29/27



RETURN TO:
Stewart Title Company
216 Centerview Dr, Ste 360
Brentwood, TN 37027

Effective the 8th day of May, 2026.

F.H.M. Auto Recycling, Inc., a Tennessee corporation

By: _____
Name: Malek A. Faradji
Title: Vice President

State of Tennessee
County of ~~Davidson~~ Sumner

Before me, the undersigned, a Notary Public in and for said State, personally appeared Malek A. Faradji personally known to me or proved to me on this basis of satisfactory evidence to be the person who executed the within instrument as the VICE PRESIDENT of F.H.M. Auto Recycling, Inc., a Tennessee corporation, the within named grantor, and that he as such VICE PRESIDENT of the Company, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as VICE PRESIDENT of the Company.

Witness my hand and Official seal this 8th day of May, 2026.

_____
Notary Public:
My Commission Expires: 6/29/27

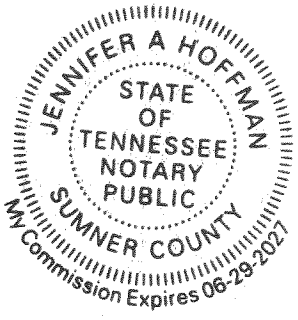


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1: 039 115.09 - Cheatham County

In the 2nd Civil District of Cheatham County, Tennessee, and First Councilmanic District of Metropolitan Nashville/Davidson County, Tennessee, more particularly described as follows:

Tract One: Land lying in the Second Civil District of Cheatham County, Tennessee, and the First Councilmanic District of Davidson County, Tennessee, described as follows: Beginning at a point in U.S. Highway 41-A and continuing with center line, S 36 degrees 46' E 180 feet; thence leaving the highway S 57 degrees 47' W 185.2 feet to an iron pin set on the bank of a small stream; thence with the bank of said stream N 32 degrees 49' W 114.5 feet to an iron pipe; thence leaving said stream S 57 degrees 47' W 129.2 feet to an iron pin in the margin of a wooded area; thence S 24 degrees 20' E to the Davidson-Cheatham County line 343.6'; thence with the County line to Oaks-Smith line, marked by an iron pipe; thence with the property line of Thompson & Oaks & Smith S 88 degrees W 865.6 feet to an angle iron set at the Southwest Corner of the tract being described; thence along the western boundary 1140.4 feet to an iron rod set in a fence in the South margin of Hicks Road; thence with Hicks Road along a fence N 88 degrees 54' E 163.7 feet to an iron pipe set in the West property line of Felts; thence with Felts S 45 degrees 07' E 150.0 feet to an iron rod; hence with Felts S-20 degrees 05' W 356.6 feet to an iron rod; thence continuing with Felts S 26 degrees 02' E 545.1 feet to an angle iron, the SW corner of Felts; thence N 57 degrees 47' E passing an iron pipe at 809.13' set in the West right of way of U.S. 41-A, in all 864.3' to a point in the center line of U.S. 41-A, the point of beginning. This tract contains 10.9 acres, more or less.

Tract Two: Land in Metropolitan Nashville/Davidson County, Tennessee, being in the 1st Metropolitan Councilmanic District of said County, beginning at a point in the center of U.S. Highway 41-A, a common corner with the Oaks-Smith property. Thence with Oaks-Smith north line passing a post in the margin of the said Highway and running with a fence S 88 degrees W to the Davidson-Cheatham County line (approximately 575 feet); thence in a northeasterly direction with the said line to a point in the center of U.S. Highway 41-A; thence with the center line of said Highway 560.3 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is that certain portion of the above-described property on the northeast corner of the above described property which was conveyed to Ambridge Farms, Inc., of record in Book 10912 Page 891, R.O.D.C., Tn, said property lying and being situated within the boundary lines of Davidson County, Tennessee, and more particularly described as per the survey of Daniels & Associates, TN RLS No. 1489, dated June 5, 1997, as follows:

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee; being generally located southwest of Clarksville Pike (Highway 41-A) at the Cheatham County Line, and being more particularly described as follows:

Beginning at an existing iron pin on the southerly margin of Clarksville Pike at the northerly corner of George & Wanda Bracy of record in Book 10312, page 854, R.O.D.C., Tn,; thence, leaving said southerly margin of Clarksville Pike and with the northerly boundary of Bracey S 86 deg. 09' 00" W 146.36 feet to an existing iron pin at the northeasterly corner of George A. Dillon et ux., of record in Book 169, page 403, R.O.C.C., Tn; thence, with said northerly boundary of Dillon S 87 deg. 51' 02" W 389.33 feet to an existing iron pin on the common County Line of Davidson and Cheatham Counties, said point also being the southeasterly corner of County Line Enterprises of record in Book 352, page 761, R.O.C.C., Tn; thence, with said County Line N 20 deg. 44' 58"1 E 516.97 feet to an existing iron pin on the southerly margin of Clarksville Pike (Highway 41-A); thence, leaving said County Line and with said southerly margin of Clarksville Pike (Highway 41-A) S 37 deg. 28' 41" E 578.40 feet to the point of beginning, containing 127,947 square feet or 2.94 acres, more or less.

Tract Three: Land in the 2nd District of Cheatham County, Tennessee, beginning at a point in the center of U.S. Highway 41-A, 180 feet southeast of the Felts Land go S 57 degrees 47' W 185.2 feet to an iron pin set on the bank of a small stream; thence with the bank of said stream S 32 degrees 49' W 114.5 feet to an iron pipe; thence leaving said stream S 57 degrees 47' W 129.2 feet to an iron pin in the margin of a wooded area; thence S 24

degrees 28' E to the Davidson-Cheatham line 343.6 feet; thence with said County line in a northeasterly direction to the point of beginning. The entire area believed to be in Cheatham County and is improved by a modular unit set on concrete block and being a fixed improvement of the said tract. Said tract contains approximately 1.2 acres.

As adjudicated by the Chancery Court for Cheatham County, Tennessee, in the case of Beverly Jean Hopkins vs. A. Paul Ford, Cheatham County Building Commissioner, and Cheatham County, a Public Corporation, Docket No. 4408, the following described parcel of property included in the property hereby conveyed was being used for the operation of an automobile dismantling and recycling and parts sale business at the time of the adoption of The Zoning Ordinance of Cheatham County, Tennessee on June 25, 1973, and the said use constitutes a nonconforming use as allowed by Article IV of the said Ordinance, the said following described parcel being referred to hereinafter as "The nonconforming parcel":

Land in the Second Civil District of Cheatham County particularly described by metes and bounds as follows:

BEGINNING at an iron pipe on the western margin of U.S. Highway 41A, said pipe being the most northerly corner of the herein described tract; thence with said right-of-way S 36 degrees 46' 00" E., 129.02 feet to an iron pipe set at the intersection of said right-of-way and the Cheatham Davidson County Line (as located by Tennessee State Highway Drawing No. "DAVIDSON 517B 1947 26"); thence with said County line S. 20 degrees 00' 00" W., 516.97 feet to an iron pin in Dillon's north line; thence with said Dillon line S. 87 degrees 10' 06" W., 261.17 feet to an iron pin, said pin being the most southwesterly corner of herein described tract; thence N. 26 degrees 06' 44" W., 210.83 feet to an iron pin; thence N. 16 degrees 41' 33" E., 163.79 feet to an iron pin; thence N. 57 degrees 47' 30" E., 480.04 feet to the point of beginning, containing 4.41 acres more or less.

A CERTAIN PORTION OF THE ABOVE DESCRIBED PROPERTY IS LOCATED ON THE VERY SOUTHEAST CORNER AND EXTENDS OVER THE CHEATHAM/DAVIDSON COUNTY LINE INTO DAVIDSON COUNTY. THIS PORTION IS NOT INCLUDED IN EITHER THE CHEATHAM COUNTY PARCELS OR THE DAVIDSON COUNTY PARCELS; HOWEVER, THIS SAID PORTION WHICH LIES IN DAVIDSON COUNTY IS INCLUDED IN THE HEREIN CONVEYANCE.

Parcel 2: 013 00 0 012.00 - Davidson County

Being generally located southwest of Clarksville Pike (Highway 41-A) at the Cheatham County Line, and being more particularly described as per the Survey of Daniels & Associates, TN RLS No. 1489 dated June 5, 1997, as follows:

Beginning at an existing iron pin on the southerly margin of Clarksville Pike at the northerly corner of George & Wanda Bracy of record in Book 10312, page 854, R.O.D.C., Tn,; thence, leaving said southerly margin of Clarksville Pike and with the northerly boundary of Bracey S 86 deg. 09' 00" W 146.36 feet to an existing iron pin at the northeasterly corner of George A. Dillon et ux., of record in Book 169, page 403, R.O.C.C., Tn; thence, with said northerly boundary of Dillon S 87 deg. 51' 02" W 389.33 feet to an existing iron pin on the common County Line of Davidson and Cheatham Counties, said point also being the southeasterly corner of County Line Enterprises of record in Book 352, page 761, R.O.C.C., Tn; thence, with said County Line N 20 deg. 44' 58"1 E 516.97 feet to an existing iron pin on the southerly margin of Clarksville Pike (Highway 41-A); thence, leaving said County Line and with said southerly margin of Clarksville Pike (Highway 41-A) S 37 deg. 28' 41" E 578.40 feet to the point of beginning, containing 127,947 square feet or 2.94 acres, more or less.
Being the same property conveyed to F.H.M. Auto Recycling, Inc., a Tennessee corporation by Warranty Deed from County Line Enterprises, Inc., a Tennessee corporation, dated 05/23/1997, of record in Deed Book 418, Page 95, Register's Office for Cheatham County, Tennessee. (Parcel 1)

Being the same property conveyed to F.H.M. Auto Recycling, Inc. by Quitclaim Deed from Malek A. Faradji, dated 03/10/2010, of record in Instrument 201004050025003, Register's Office for Davidson County, Tennessee. (Parcel 2)

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 May 8, 2026.

Affiant
Date: May 8, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of May, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY