Karen Johnson Davidson County
Batch# 1426302 DEEDQC
05/28/2026 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260528-0048306

THIS INSTRUMENT WAS PREPARED BY: STEVEN G. WATERS, ESQ. 30 BURTON HILLS BLVD., STE. 200 NASHVILLE, TN 37215 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-. Kayla Adams AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF MAY, 2026. Dakotah Harvey NOTARY PUBLIC MY COMMISSION EXPIRES: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Saeed S. Moharreri and Tatyana Zadora	Saeed Moharreri and Tatyana Zadora	092 11 0 204.00
1001 Franklin Road	1001 Franklin Road	
Brentwood, TN 37027	Brentwood, TN 37027	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 333, LLC, a Tennessee limited liability company, by these presents, does hereby quitclaim and convey unto Saeed S. Moharreri and Tatyana Zadora, husband and wife, all of its rights, title and interests in and to a certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto, and incorporated by reference described as follows, to-wit.

SEE ATTACHED EXHIBIT "A"

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

This is unimproved property known as 333 22nd Ave N., Nashville, TN 37203.

WITNESS my hand this 22 day of May, 2026.

333, LLC,
a Tennessee limited liability company

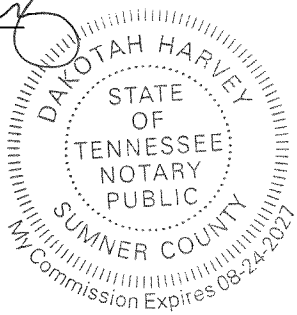
By: _____
Tatyana Zadora, ~~Sole~~ Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Tatyana Zadora, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member of 333, LLC, the within named bargainor, a Tennessee limited liability company, and that she, as Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company.

Witness my hand and official seal this 22 day of May, 2026.

Notary Public



My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 147 of Block 11 Division "B" on Murphy Land Company's plan of lots, said plan is of record in Book 161, Page 126, Register's Office for said County and shows said property divided into Blocks but does not show The Blocks subdivided into small lots. According to a printed Copy of an unregistered plan subdividing said lots into small Lots, said Lot No. 147 fronts 50 feet on the Westerly side of 22nd Ave. North formerly Felder Avenue and runs back between Parallel lines, parallel with and 156 feet south of the Southerly margin of Leslie Avenue 174 feet 9 inches to an alley.

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being part of the property of Medinc. Dal Corp. as of record in Book 8523, Page 393, and being more particularly described as follows:

Being a 2.0 foot wide strip of land and being parallel with and North of the South line of Medinc. Dal Corp. and being bounded on the North by Medinc. Dal Corp. On the East by the West right-of-way line of 22nd Avenue North, on the South by Wanda B. High and on the West by the East right-of-way line of alley number 903 and being more particularly described as follows, to-wit:

Beginning at an iron pin in the West right-of-way line of 22nd Avenue North at a common corner with Wanda B. High; thence with High South 58° 53' 51" West 174.75 feet to an iron pin in the East right of way line of alley number 903; thence with the West right-of-way line of alley number 903 North 31° 13' 42" West 2.00 feet to a point; thence with a severance across Medinc. Dal Corp. North 58° 53' 51" East 174.75 feet to a point in the west right-of-way line of 22nd Avenue North; thence South 31° 13' 42" East 2.00 feet to the point of beginning, containing 349.5 square feet or .008 acres more or less.

Being the same property conveyed to 333, LLC, a Tennessee limited liability company by General Warranty Deed from Towery Holdings, LLC, a Tennessee limited liability company, owning a fifty percent (50%) undivided interest, Fraser G. Schaufele, a married man, owning a twenty-five percent (25%) undivided interest, Elliott Kyle, a married man, owning an eleven and one-quarter percent (11.25%) undivided interest, and Frank Kyle, a married man, owning a thirteen and three-quarter percent (13.75%) undivided interest, as tenants in common, dated 12/09/2016, of record in Instrument No.20161212-0129961, Register's Office for Davidson County, Tennessee. This Quitclaim Deed is being executed as part of the winding up of the business affairs of 333, LLC.

CERTIFICATE OF AUTHENTICITY

I, Dakota Hamm 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 05/22/2026.

Dakota Hamm
Affiant
Date: 5/28/26

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 28 day of May, 2026.

Notary Public

My Commission Expires: _____

KINA RENEE LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER