Davidson County DEEDQC
Recvd: 10/27/08 12:51 2 pgs
Fees:12.00 Taxes:0.00

20081027-0107080

This document prepared based on information provided by the parties by:
Bragg, Mansfield & Stegall
110 South Maple Street
Murfreesboro, TN 37130
615-890-5700

The preparer of this deed makes no representation as to title only that this deed was properly transcribed from information provided by the parties.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this 27 day of October, 2008.

Notary Public
My Commission Expires May 23, 2010

AMIR ROSHANFAR
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 23, 2010
COUNTY OF DAVIDSON

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Group Numbers
New Era Management Services, LLC (Two)	Same	161-08-0-027.00
7105 Peach Ct. Ste 104		
Brentwood, TN 37027		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that FRUZ LOHRASBI ROSHANFAR, FARYAB LOHRASBI and AMTIS LOHRASBI, individually and as successors to and sole members of New Era Management Services, LLC, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto NEW ERA MANAGEMENT SERVICES TWO, LLC, a Tennessee Limited Liability Company, its successors, and assigns, all of its right, title and interest, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Southwood, of record in Book 2663, Pages 125 and 126, Register's Office for said county, described as follows:

Beginning at a point in the north margin of Brewer drive at the corner of Lots Nos. 3 and 4; thence with the line between said lots, northerly 192.02 feet to a corner of Lot No. 2; thence with the line between Lots Nos. 2 and 3, westerly 190.12 feet to the east margin of Nolensville Road; thence with the margin of said road, southerly 150 feet to the beginning of a curve; thence around said curve, southeasterly 39.29 feet to the northerly margin of Brewer Drive; thence with the margin of the same, easterly 125.38 feet to the point of beginning.

Being the same property conveyed to NEW ERA MANAGEMENT SERVICES, LLC, at Instrument #20000802-0076542, Register's Office for Davidson County, Tennessee said New Era Management Services, LLC, was administratively dissolved by the Tennessee Secretary of State on January 17, 2003. The grantors herein were the sole members and successors to the sole members on the date of said dissolution and any any and all interest in said company is now vested in Grantors herein. Mahmoud Lohrasbi, being an original member with Fruz Lohrasbi Roshanfar, and Faryab Lohrasbi, died testate in Davidson County and said Mahmoud Lohrasbi bequeathed all interest in said New Era Management Services, LLC to his wife Amtis Lohrasbi, a Grantor herein.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27 day of October, 2008.

Amtis Lohrasbi

Fruz Lohrasbi Roshanfar

Faryab Lohrasbi

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amtis Lohrasbi, individually and as member of New Era Management Services, LLC, known to me or proved to me on the basis of sufficient evidence, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal, this the 27 day of OCT, 2008.

Notary Public
My Commission expires:

AMIR ROSHANFAR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires January 23, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Fruz Lohrasbi Roshanfar, individually and as member of New Era Management Services, LLC, known to me or proved to me on the basis of sufficient evidence, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal, this the 27 day of OCT, 2008.

Notary Public
My Commission expires:

AMIR ROSHANFAR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires January 23, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Faryab Lohrasbi, individually and as member of New Era Management Services, LLC, known to me or proved to me on the basis of sufficient evidence, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal, this the 27 day of OCT, 2008.

Notary Public
My Commission expires:

AMIR ROSHANFAR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires January 23, 2010