RECORD & RETURN TO:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 03/01/11 15:53 4 pgs
Fees:22.00 Taxes:0.00
20110301-0016576

QUITCLAIM DEED

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on ~~March~~ Feb 22 2011.

NOTARY PUBLIC
My Commission Expires: 9/9/2014

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Mahdavi Family Trust 16443 Midwood Drive Granada Hills, CA 91344	Same	Map 91-15 Parcel 259

KNOW ALL MEN BY THESE PRESENTS that **Asghar Mahdavi and wife, Nancy Mahdavi,** hereinafter called the "GRANTORS," for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Asghar Mahdavi and Nancy Mahdavi, Trustees of the Mahdavi Family Trust dated 1/30/2003**, hereinafter called the "GRANTEES," their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

TRACT I:

Land in Davidson County, Tennessee, being lots 703 and 705 of Block 89, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee. Said Lot No. 703 and 705 front together 50 feet on the northerly side of Charlotte Avenue and extend back between parallel lines 150 feet to an alley.

Land in Davidson County, Tennessee, being the westerly 1 foot of Lot No. 701 of Block No. 89, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County. Said part of Lot No. 1 fronts one (1) foot on the northerly margin of Charlotte Avenue, and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Asghar Mahdavi and wife, Nancy Mahdavi by Warranty Deed dated November 1, 2004 from John M. Crow and William R. Crow, Jr. and Julie C. Pursell of record in Instrument No. 20050128-0010472, Register's Office for Davidson County, Tennessee.

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

WITNESS our hands on ~~March~~ Feb 22, 2011.

Asghar Mahdavi

Nancy Mahdavi

Nancy Mahdavi

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On ~~March~~ Feb 22, 2011, before me personally appeared Asghar Mahdavi and wife, Nancy Mahdavi, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on ~~March~~ Feb 22, 2011.

See Attached

NOTARY PUBLIC

My Commission Expires: _____

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance performed by or provided by Preparer. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 2/22/11 (Date) before me, Bachittar Singh, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Asghar Mahdavi and Nancy Mahdavi (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bachittar Singh (Signature of Notary Public)

BACHITTAR SINGH
COMM. #1856941
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires July 6, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY