QUITCLAIM DEED

FROM: FLYING WHEELS AUTO, INC., a Tennessee Corporation, and SIAMAK KADIVAR, AN UNMARRIED PERSON, Grantors

TO: SIAMAK KADIVAR, TRUSTEE of The Siamak Kadivar Revocable Trust, Grantee

This instrument was prepared by:
Michael S. Goode, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map & Parcel Number
SIAMAK KADIVAR, TRUSTEE 2618 NOLENSVILLE ROAD NASHVILLE, TN 37211	SAME	Map 119-09 Parcel 210 And Map 119-10 Parcel 028

BILL GARRETT, Davidson County
Trans:T20160046503 DEEDQC
Recvd: 06/02/16 11:49 4 pgs
Fees:22.00 Taxes:0.00

20160602-0055607

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten and no/100 Dollars ($10.00)

~~Affiant~~

Sworn to and subscribed before me, this 24th day of May, 2016.

Melissa Shields Brown
Notary Public

My Commission Expires: 3/3/2020

MELISSA SHIELDS BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) the receipt and sufficiency of which are hereby acknowledged, FLYING WHEELS AUTON, INC.,

A TENNESSEE CORPORATION, (as to a 3/4th's undivided interest) and SIAMAK KADIVAR, an unmarried person, (as to a 1/4th undivided interest), (the "Grantors") do hereby quitclaim and convey unto SIAMAK KADIVAR, TRUSTEE of The Siamak Kadivar Revocable Trust (Revocable Trust Agreement) dated May 24th, 2016 (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known 2852 and 2856 Logan Street, Nashville, Tennessee, 37211. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 24th day of May, 2016.

By: _____
SIAMAK KADIVAR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Siamak Kadivar, a Notary Public of said County and State, SIAMAK KADIVAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24th day of May, 2016.

MELISSA SHIELDS BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Melissa Shields Brown
Notary Public

My Commission Expires: 3/3/2020

17661N:160001:1171752:1:NASHVILLE
5/13/16

Witness my hand this 24th day of May, 2016.

FLYING WHEELS AUTO, INC.

By: _____
SIAMAK KADIVAR, (Insert Title)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Siamak Kadivar, a Notary Public of said County and State, SIAMAK KADIVAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of FLYING WHEELS AUTO, INC., a Tennessee corporation and that he executed the within instrument for the purposes therein contained by signing his name as the President of such corporation.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24th day of May, 2016.

MELISSA CHRISTAS BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MAR. 3, 2020

Melissa Christas Brown
Notary Public

My Commission Expires: 3/3/2020

17661N:160001:1171752:1:NASHVILLE
5/13/16

EXHIBIT A

Property Description

Tract 1:

LAND in the 6th Civil District of Davidson County, Tennessee, bounded as follows:

Beginning on the easterly side of Logan Avenue, at what was formerly Mrs. Clara Holland's southwest corner of a 100 foot lot, conveyed to her by deed of record in Book 444, page 598, Register's Office for said County, and being Miss Melissa Logan's northwest corner, thence with the easterly margin of said Logan Avenue, southerly 50 feet, thence at right angles easterly 160 feet, more or less, to the west line of the old Timmons tract; thence with said line northerly 50 feet to the southeast corner of said Holland's lot; thence with the south line of said lot westerly 160 feet, more or less to the beginning.

Tract 2:

LAND in the 6th, formerly the 9th, Civil District of said County, being part of a 24.5 acre tract shown on the plan of record in Plat Book 3, page 14, Chancery Court at Nashville, described as follows:

Beginning at the southeast corner of the property conveyed to Joseph C. Adams and wife, Cyrena E. Adams, by deed from Charles C. Chesire and wife, of record in Book 634, page 295, Register's Office for said County; said point being 160 feet east of the easterly margin of Logan Avenue; thence with said Adams' easterly line northwardly 50 feet; thence at right angles eastwardly 100 feet; thence at right angles southwardly 50 feet; thence at right angles westwardly 100 feet to the beginning.

BEING the same property conveyed to Flying Wheels Auto, Inc. as to a three-quarter (3/4) undivided interest and Siamak Kadivar and wife, Nahid Fathiamirkhiz, as to a one-quarter (1/4) undivided interest by deed from Rodger W. Weller and Gordon Johnson of record at Instrument No. 20091221-0116114, Register's Office for Davidson County, Tennessee. Nahid Fathiamirkhiz a/k/a Nancy Amir having conveyed her interest to Siamak Kadivar by Quitclaim Deed filed for record as Instrument No. 20150128-0008129, in the Register's Office for Davidson County, Tennessee.