RETURN TO: / **Prepared by**: Advantage Title and Escrow, Inc. 3325 Aspen Grove Dr. Ste. 104 Franklin, TN 37067

FROM: Bao Tri Nguyen and wife, Khanh Thuy Nguyen
To: Carlo Aghakhani and wife, Meganush Aghakhani a 51% interest and Bao Tri Nguyen and wife, Khanh Thuy Nguyen a 49% interest

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Carlo Aghakhani	Owner	**091-13-0-326.00.00**
6043 Charlotte Pike.		
Nashville, TN 37209		

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever greater, for this transaction is
$ 0

affiant

Subscribed and sworn to before me this the 30th day of November, 2016.

Notary. My commission expires MARCH 7 2017

Prepared from information furnished by the parties

We, **Bao Tri Nguyen and wife, Khanh Thuy Nguyen** do hereby quitclaim to **Carlo Aghakhani and wife, Meganush Aghakhani a 51% interest and Bao Tri Nguyen and wife, Khanh Thuy Nguyen a 49% interest, their** heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

EXHIBIT "A"
This is improved property (X) known as: **6043 Charlotte Pike, Nashville, TN 37209**

Witness our/my hand(s) this the 30th day of November, 2016.

Bao Nguyen
Bao Tri Nguyen

Khanh Nguyen
Khanh Thuy Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared **Bao Tri Nguyen and Khanh Thuy Nguyen** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 30th day of November, 2016

Notary Public

My Commission Expires MARCH 7, 2017

BILL GARRETT, Davidson County
Trans:T20160113230 DEEDQC
Recvd: 12/27/16 08:22 2 pgs
Fees:12.00 Taxes:0.00

20161227-0135076

E X H I B I T " A "

Land in Davidson County, Tennessee, being a lot or parcel in the 8th formerly the 12th Civil District of said County and State, and being part of Lot No. 8 on the map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, dated 1/28/46, as follows:

Beginning at the southeast corner of Cowean Avenue and Charlotte Road; thence the southerly margin of said road eastwardly 60 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 187 feet; thence S 60 deg. 28' W 69.5 feet to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwardly 20 feet west 46.5 feet to the beginning.

BEING the same property conveyed to Loi Nguyen, Bao Tri Nguyen and Loc Nguyen, by deed from Qua Van Lam and Nga Ngoc Thi Le, of record in Instrument No. 20040722-0087704, and further by Quitclaim Deed to Bao Tri Nguyen, of record in Instrument No. 20050726-0087001, and further by Quitclaim Deed to **Bao Tri Nguyen and Khanh Thuy Nguyen**, of record in Instrument No. 20050727-0087719, Register's Office for **Davidson** County, Tennessee.

NOTE: Bao Nguyen, Bao T. Nguyen and **Bao Tri Nguyen** are one and the same person.

NOTE: Khanh Nguyen, Khanh T. Nguyen and **Khanh Thuy Nguyen** are one and the same person.