This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive
Suite D-220
Little Rock, AR 72211
(501) 219-9388

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
GITI3 PROPERTIES, LLC

GRANTEE(s)
Bruce Yazdian and Giti Yazdian

Davidson County DEEDQC
Recvd: 05/10/17 15:56 5 pgs
Fees:27.00 Taxes:0.00
20170510-0046631



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That GITI3 PROPERTIES, LLC ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Bruce Yazdian and wife, Giti Yazdian ("Grantee"), the receipt of which is hereby acknowledged, does hereby transfer and quitclaim unto the said Grantee, and unto Grantee's successors and assigns forever, all of Grantor's right, title, interest, and claim in and to the following-described lands, situated in Davidson County, Tennessee, to wit:

Being Lot No. 12 on the Plan of West Meade Farms, Inc., Section V, as of record in Book 2133, Page 37, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 12 fronts 180 feet on the southerly side of Vaughn's Gap Road and runs back 482.6 feet on the easterly line and 479 feet on the westerly line, to a dead line in the rear measuring 180 feet thereon.

Being the same property conveyed to Grantor(s) herein by Quitclaim Deed recorded February 27, 2017, in Instrument 20170227-0019531, in the Register's Office of Davidson County, Tennessee.

More commonly known as: 213 Vaughns Gap Rd, Nashville, TN 37215

Tax Parcel No.: 129-07-0-14.00

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

WITNESS my hand and seal this 1 day of 5-2017, ____.

GITI3 PROPERTIES, LLC

By: Giti Yazdian / Bruce

Name: Giti Yazdian / Bruce Yazdian

Title: President / CEO

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of GITI3 PROPERTIES, LLC (Grantor) the within-named bargainor, and that such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

Please see attached California All-purpose Acknowledgement for notary public signature and seal - acc

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

Bruce

_____
Grantor

Printed Name: Bruce Yazdian

Grantee Address and Party Responsible
For Payment of Taxes:
Bruce and Giti Yazdian
213 Vaughns Gap Rd
Nashville, TN 37205

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On May 1st 2017 *Date* before me, Courtney E. Cole, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Giti Yazdian *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.

COURTNEY E. COLE
Notary Public - California
Los Angeles County
Commission # 2081910
My Comm. Expires Oct 14, 2018

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 Courtney Cole
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed Document Date: May 1st 2017

Number of Pages: 5 Signer(s) Other Than Named Above: Bruce Yazdian

Capacity(ies) Claimed by Signer(s)

Signer's Name: Giti Yazdian	Signer's Name:
☑ Corporate Officer — Title(s): President	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Grantee	☐ Other:
Signer Is Representing: Gitis Properties, LLC	Signer Is Representing:

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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State of California)
County of Los Angeles)

On May 1st 2017 (Date) before me, Courtney E. Cole, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Bruce Yazdian (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.

COURTNEY E. COLE
Notary Public - California
Los Angeles County
Commission # 2081910
My Comm. Expires Oct 14, 2018

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

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Title or Type of Document: Quitclaim Deed Document Date: May 1st 2017
Number of Pages: 5 Signer(s) Other Than Named Above: Giti Yazdian

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bruce Yazdian
☒ Corporate Officer — Title(s): ~~President~~ CEO
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: Grantee
Signer Is Representing: Giti 3 Properties, LLC

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

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True Copy Certification

I, Jordan Winter, 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.

Signature

State of ARKANSAS
County of PULASKI

Personally appeared before me, Matt Robins, a notary public for this county and state, Jordan Winter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-25-2024
Notary' Seal (if on paper)

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024