Bill Garrett Davidson County
Batch# 16885 DEEDQC
10/23/2017 02:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171023-0108480

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

29229-1
Box#14

ADDRESS NEW OWNER:
Malakouti Holdings, LLC
1511 Sunset Road
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Owner

MAP-PARCEL NOS.
Part of 18100025900

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **MALAKOUTI HOLDINGS, LLC, a Tennessee limited liability company and NUVUE OPTICAL, PLLC, a Tennessee professional limited liability company,** hereinafter called the Grantors, by these presents do hereby transfer, convey and quitclaim unto **MALAKOUTI HOLDINGS, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 2, 7909 Concord Hills Commercial Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Declaration of 7909 Concord Hills Commercial Condominium, of record in Instrument No. 20171011-0104165, in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of 7909 Concord Hills Commercial Condominium, as shown on Exhibit B to the Declaration, of record in Instrument No. 20171011-0104165, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of said Unit.

BEING a portion of the same property conveyed to MALAKOUTI HOLDINGS, LLC, a Tennessee limited liability company, a fifty percent (50%) undivided interest, and David Gavami, a fifty percent (50%) undivided interest, as tenants-in-common, by Special Warranty Deed dated September 26, 2014, recorded September 30, 2014, from Legg Investments – Nolensville, LLC, a Delaware limited liability company, of record in Instrument No. 20140930-0089871, Register's Office for Davidson County, Tennessee. The said David Gavami, an individual, conveyed his fifty percent (50%) undivided interest as a tenant in common to NUVUE OPTICAL, PLLC, a Tennessee professional limited liability company, by Quitclaim Deed dated July 2, 2015, of record in Instrument No. 20150702-0064435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

The Grantors have executed and recorded this Quitclaim Deed as part of the establishment of a new, two-unit commercial condominium at property jointly owned by the Grantors, said property being more commonly known as 7909 Concord Hills Drive, Brentwood Davidson County, Tennessee. The agreement between the Grantors which sets forth the establishment of the condominium, contemplates the execution of deeds by which the Grantors will separately convey Unit 1 to NuVue Optical, PLLC, and Unit 2 to Malakouti Holdings, LLC. This deed has been executed for the purpose of establishing and confirming the ownership interest to be held by Malakouti Holdings, LLC pursuant to said agreement, and to publish the new legal description for Unit 2 in the public record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 17 day of October, 2017.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

[Signatures appear on the following pages.]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed by a a duly authorized agent this 17 day of October, 2017.

NuVue Optical, PLLC
a Tennessee professional limited liability company

By: _____
David Gavami, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Gavami with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Executive Manager of NuVue Optical, PLLC, a Tennessee professional limited liability company, the within named bargainor, and that he as such Chief Executive Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the professional limited liability company by himself as Chief Executive Manager.

WITNESS my hand, at office in Nashville, Tennessee this 17 day of October, 2017.

_____
Notary Public
My Commission Expires: 1/17/21

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed by a duly authorized agent this 20 day of October, 2017.

MALAKOUTI HOLDINGS, LLC, a Tennessee limited liability company

By: _____
Mohsen Malakouti, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mohsen Malakouti, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Malakouti Holdings, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand, at office this 20 day of October, 2017.

JEFFREY S. BEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 1.8.2019

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019