6

Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

Subscribed and sworn to before me this **31st** day of **May, 2018.**

_____
Notary Public

My Commission Expires: 5/3/21

Bill Garrett Davidson County
Batch# 102106 **DEEDQC**
06/08/2018 08:35:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180608-0055003

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner:
Kaveh Balouch Gharaei &
Rakesh Bery
329 Union Street
Nashville, TN 37201

Send Tax Bills To:
SAME

Map-Parcel Numbers:
093-023 141.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **ELITE WIRELESS, INC.,** by these presents does hereby transfer and quitclaim and convey unto **RAKA PROPERTIES, LLC,** its successors and assigns, all of its rights, title, and interest in and to the following described tract of land:

Being land in Nashville, Urban Services District, Nineteenth Councilmanic District, Davidson County, Tennessee, being part of Lot No. 52 in the Original Town of Nashville, located on the southerly right-of-way line of Union Street, and being more particularly described as follows:

Beginning in the southerly right-of-way line of Union Street, N 62 degrees 32' 31" E, 81.59 feet from the easterly right-of-way line of Fourth Avenue, North; THENCE, with said right-of-way line of Union Street N 62 degrees 32' 31" E, 48.09 feet being 43.15 feet from the westerly right-of-way line of Printer's Alley; THENCE, leaving said Union Street with the westerly line of 323 Union Street, A Joint Venture, of record in Book 5863, page 452, Register's Office for Davidson County, Tennessee, S 27 degrees 17' 40" E, 99.12 feet to the northerly line of 230 North, LLC of record in Instrument No. 20131104-0114072, R.O.D.C.; THENCE, with said northerly line S 62 degrees 19' 06" W, 47.39 feet to the southeasterly corner of Andy's Union, LLC, of record in Instrument No. 20111215-0097920, R.O.D.C., said corner being 82.4 feet, more or less, east of the easterly margin of Fourth Avenue, North; THENCE, leaving said northerly line and with Andy's Union, LLC, N 27 degrees 42' 04" W, 99.31 feet to the Point of Beginning; Containing 4,711 square feet or 0.109 acre, more or less.

Being the same property conveyed to Elite Wireless, Inc., by deed from Robert Scott Nieboer of record in Instrument No. 20170417-0036488, Register's Office for Davidson County, Tennessee.

This is improved property, **327-329 Union Street, Nashville, TN 37201**

WITNESS my hand this **31ST** day of **May, 2018.**

Elite Wireless, Inc.

By: _____
Rakesh Bery, President

_____
Kaveh Balouch Gharaei, Vice President/Chief Executive Officer

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me on **31st** day of **May, 2018**, a notary public in and for the state and county aforementioned, **Rakesh Bery** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **President** of **Elite Wireless, Inc.,** and that **he** as such **President** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **President.**

WITNESS my hand this **31st** day of **May, 2018.**

Notary Public

My Commission Expires: 5/3/21

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me on **31st** day of **May, 2018**, a notary public in and for the state and county aforementioned, **Kaveh Balouch Gharaei** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Vice President** and **Chief Executive Officer** of **Elite Wireless, Inc.,** and that **he** as such **Vice President** and **Chief Executive Officer** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Vice President** and **Chief Vice Executive Officer.**

WITNESS my hand this **31st** day of **May, 2018.**

Notary Public

My Commission Expires: 5/3/21

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN