Karen Y Johnson Davidson County
Batch# 140227 DEEDQC
09/12/2018 11:58:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180912-0090532

PREPARED BY:
Aris Artounians, Attorney at Law
450 N. Brand Blvd Suite 600
Glendale, CA 91203

QUITCLAIM DEED

Address of New Owner:
Carlo Aghakhani, Trustee
Meganush Aghakhani, Trustee
623 Murfreesboro Pike
Nashville, TN 37210

Send Tax Bills To:
Carlo Aghakhani, Trustee
Meganush Aghakhani, Trustee
627 Murfreesboro Pike
Nashville, TN 37210

Map: 106-6
and Parcel: 049 and 049.01

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 100
, Affiant
Subscribed and sworn before me this the
12 Day of September, 2018
Celia Bass, Deputy Register

Grantor(s) **Carlo Aghakhani and wife, Meganush Aghakhani**

QUITCLAIM to and assign, all rights, title and interest to:

Carlo Aghakhani and Meganush Aghakhani, as trustees of the Carlo Aghakhani and Meganush Aghakhani Living Trust Dated June 28, 2018.

the following described real property in the County of Davidson, State of Tennessee:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
This is improved property property (X) known as: **623 and 627 Murfreesboro Pike, Nashville Tennessee 37210**

Dated 7/25/2018

Carlo Aghakhani

Dated 7/25/2018

Meganush Aghakhani

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 the document.

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES
On July 25, 2018, before me, Ani Mehrabi, A Notary Public, in and for said State personally appeared Carlo Aghakhani and Meganush Aghakhani 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.

Signature _____ (Seal)

ANI MEHRABI
Commission # 2093349
Notary Public - California
Los Angeles County
My Comm. Expires Dec 12, 2018

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, described according to a survey made by Dale and associates dated March 10, 1998 as follows:

Beginning at an iron rod situated in the southerly margin of Murfreesboro Road, said point being the northeast corner of the H.G. Lipscomb and Co. of record in Deed Book 5935, Page 526, Register's Office for Davidson County, Tennessee, thence, along said road, S 73 degrees 07 minutes 20 seconds E, a distance of 174.33 feet to an iron rod; thence, leaving said road, S 16 degrees 52 minutes 40 seconds W, a distance of 92.40 feet to an iron rod; thence, S 62 degrees 07 minutes 33 seconds W, a distance of 245.47 feet to an iron rod; thence N 16 degrees 52 minutes 38 seconds E, a distance of 265.22 feet to the point of beginning and containing 31,171.894 square feet or 0.716 acres of land more or less.

BEING the same property conveyed to Leonard C. Lewis, III and wife, Jean Lewis by Deed from Rock City Realty Co. Inc a Tennessee corporation, of record in Book 10869, Page 453, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Carlo Aghakhani and wife, Meganush Aghakhani, by deed from Leonard C. Lewis, III and wife, Jean Lewis of record in Instrument No. 20080423-0041493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

MAP 106-6 AND PARCEL- 049 and 049.01