Karen Y Johnson Davidson County
Batch# 140227 DEEDQC
09/12/2018 11:58:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180912-0090533

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
6940 Scarlett Ridge
Brentwood TN 37027

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

Map and Parcel:
181.10-0A-166.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Affiant
Subscribed and sworn before me this the
12 Day of September 2018.
Deputy Register

Prepared from information furnished by the parties

Grantor(s) **Carlo 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 lying in the City of Brentwood, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 420 on the Plan of Autumn Oaks, Phase Four of record in Instrument No. 20020523-0062993, Register's Office for Said County, to which plan reference is hereby made for a more complete description.

This Conveyance is subject to the following:

1) All matters appearing on the plan of Autumn Oaks, Phase Four of record in Instrument No. 20020523-0062993, Register's Office of Said County.
2) Restrictions of record in Instrument No. 200109120099443 as amended in Instrument No. 200305130064238, Register's Office of Said County.
3) Homeowners Association Charter of record in Instrument No. 200109120099442, Register's office of said County.
4) Surveyor's Correction of record in Instrument No. 200301100004644, Register's Office of Said County.
5) Subject to 1/4 acre reserved for graveyard with rights of ingress and egress as set out in Book 261, page 284 and Book 6704, page 397, Register's Office for Said County.
6) Right of way agreement and easement to Gulf Interstate Gas Company in Book 2245, Page 271, with partial release thereof of record in Book 6968, page 25, Register's Office for said County.
7) Right of way agreement in favor of Columbia Gulf Transmission Company in Book 4240, page 667 with a partial release in Book 6968, page 25, Register's Office for said County.
8) Contract of easement and furnishing of water in Book 3376, Page 239, Register's Office for Said County.
9) Easement for the purpose of obtaining water from the spring of record in Book 475, page 547, Register's Office for said County.
10) Subject to the flow of Mill Creek and to all roads, streets, or highways (Culbertson Road) embraced within the property.

11) Sanitary Sewers and/or Storm Drainage Easement of record in Book 7515, page 298 and Book 9343, pages 196 and 199, Register's Office for said County.
12) Stormwater Detention Agreement of record in Book 7760, age 970, Register's Office for said County.

Being the same property conveyed to Carlo Aghakhani by Warranty Deed from Dale Tinsley and wife, Denise Tinsley, dated October 24, 2006, of record Instrument No. 20061027-0133757, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Dale Tinsley and wife, Denise Tinsley by Warranty Deed from Shane R. McCormick, unmarried, dated April 27, 2006, of record in Instrument No. 20060509-0054557, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Shane R. Mc.Cormick by Warranty Deed from Classic Homes BOS LP dated February 28, 2003 of record in Instrument No. 20030304-0027929, Register's Office for Davidson County, Tennessee.

This is improved property property (X) known as: **6940 Scarlett Ridge, Brentwood TN 37027**

Dated 7/25/2018

Carlo 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

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