Karen Y Johnson Davidson County
Batch# 140227 DEEDQC
09/12/2018 11:58:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180912-0090534

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
6043 Charlotte Pike
Nashville, TN 37209

Send Tax Bills To:
Carlo Aghakhani, Trustee
Meganush Aghakhani, Trustee
6043 Charlotte Pike
Nashville, TN 37209

Map and Parcel:
091-13-0-326.00.00

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 and wife, Meganush Aghakhani, as to their 51% interest,**

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: **6043 Charlotte Pike, Nashville, TN 37209**

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

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, being a lot of parcel in the 8th formerly the 12th Civil District of said County and State, and being part of Lot No. 8 on the map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, dated 1/28/46, as follows:

Beginning at the southeast corner of Cowean Avenue and Charlotte Road; thence the southerly margin of said road eastwardly 60 feet to the corner of Los Nos. 7 and 8; thence with the line between said two lots southwardly 187 feet; thence S 60 deg. 28' W 69.5 feet to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwardly 20 feet west 46.5 feet to the beginning.

BEING the same property conveyed to Loi Nguyen, Bao Tri Nguyen and Loc Nguyen, by deed from Qua Van Lam and Nga Ngoc Thi Le, of record in Instrument No. 20040722-0087704, and further by Quitclaim Deed to Bao Tri Nguyen, of record in Instrument No. 20050726-0087001, and further by Quitclaim Deed to Bao Tri Nguyen and Khann Thuy Nguyen, of record in Instrument No. 20050727-0087719, Register's Office for Davidson County, Tennessee

NOTE: Bao Nguyen, Bao T. Nguyen and Bao Tri Nguyen are one and the same person.

NOTE: Khanh Nguyen, Khanh T. Nguyen and Khanh Thuy Nguyen are one and the same person.

AND being the same property conveyed to Carlo Aghakhani and wife Meganush Agkhakhani, a 51% interest, and Bao Tri Nguyen and wife, Khanh Thuy Nguyen, a 49% interest, by deed of record in instrument No. 20161227-0135076, Register's Office for Davidson County, Tennessee

PARCEL NO: 091-13-0-326.00.00