THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $0.00 BRUCE YAZDIAN, AFFIANT Subscribed and sworn to before me, this 15 day of October, 2018. NOTARY PUBLIC My Commission Expires: 05/05/2020

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 159958 **DEEDQC**
11/15/2018 09:55:38 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20181115-0112492

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GITI3 PROPERTIES, LLC **26 Inveraray Drive** **Nashville, TN 37215**	New Owner	Map and Parcel No.: 118-11-41

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, 213 Properties, LLC, a Tennessee Limited Liability Company, ("Grantor") do hereby quitclaim, transfer and convey unto Giti3 Properties, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2832 Azalea Place, Nashville, TN 37204 and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "C" on the map of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to 213 Properties, LLC, a Tennessee Limited Liability Company, from Bruce Yazdian and Giti Yazdian, husband and wife, by Quitclaim Deed

recorded in the Register's Office of said county and state at Instrument No. 20160407-0033259.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 1st day of October, 2018.

213 PROPERTIES, LLC

Bruce Yazdian, Member

Giti Yazdian, Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bruce Yazdian,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of October, 2018.

Notary Public

My Commission Expires: 05/05/2020

LINDSAY NORFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Giti Yazdian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ____ day of _____, 2018.

Please see attached California Acknowledgment for notary public signature and seal
Notary Public

My Commission Expires: _____

Acknowledgment

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 that document.

State of California
County of Los Angeles

On October 23, 2018 before me, Faramarz Rabizadeh, Notary Public

personally appeared Giti Yazdian

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)

FARAMARZ RABIZADEH
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2088299
LOS ANGELES COUNTY
My Comm. Exp. November 26, 2018

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document