FROM: **Bao Tri Nguyen and wife, Khanh Thuy Nguyen**

TO: **Carlo Aghakhani and Meganush Aghakhani, as Trustees of The Carlo Aghakhani and Meganush Aghakhani Living Trust Dates June 28, 2018**

QUITCLAIM DEED

Address of New Owner:
Carlo Aghakhani and
Meganush Aghakhani, as Trustees
1603 Ben Lomond Dr
Glendale, CA 91202

Send Tax Bills To:
OWNER

Map & Parcel:
09113032600

Karen Johnson Davidson County
Batch# 681708 **DEEDQC**
07/22/2021 11:50:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210722-0098546

THIS INSTRUMENT WAS PREPARED BY
RETURN TO:
Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

STATE OF Tennesse
COUNTY OF Davidso..

The actual consideration or value,whichever greater, for this transaction is
$ -0-

Affiant

Prepared from information furnished by the parties

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

Subscribed and sworn to before me this the 20 day of July, 2021

Notary Public
Commission Expires:

I/We, **Bao Tri Nguyen and wife, Khanh Thuy Nguyen,** do hereby quitclaim to **Carlo Aghakhani and Meganush Aghakhani, as Trustees of The Carlo Aghakhani and Meganush Aghakhani Living Trust Dates June 28, 2018** , ITS Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See Exhibit A

Being the same property conveyed to **Bao Tri Nguyen and wife, Khanh Thuy Nguyen**, a 49% interest and Carlo Aghakhani and Meganush Aghakhani, a 51% interest, by Deed of record in instrument No. 20161227-0135076, Register's office for Davidson County, Tennessee and the 51% interest of Carlo Aghakhani and wife, Meganush Aghakhani conveyed to Carlo Aghakhani and Meganush Aghakhani, as Trustees of The Carlo Aghakhani and Meganush Aghakhani Living Trust Dates June 28, 2018, by Deed of record in instrument No. 20180912-0090534, Register's office for Davidson County, Tennessee

Bao Tri Nguyen and wife, Khanh Thuy Nguyen have herein conveyed all their rights, title and interest, to give Carlo Aghakhani and Meganush Aghakhani, as Trustees of The Carlo Aghakhani and Meganush Aghakhani Living Trust Dates June 28, 2018, a 100% interest.

This conveyance is subject to a Deed of Trust by Bao Tri Nguyen and wife, Khan Thuy Nguyen to FMLS, Inc, Trustee, of record in Instrument 20070316-0032533 payable to Amsouth Bank now known as Regions Bank a note in the original amount of $100,000.00 dated February 14, 2007.

This is improved property known as: 6043 Charlotte Pike, Nashville, TN 37209

Witness our hand(s) this the 20 day of July, 2021.

Bao Tri Nguyen

Khanh Thuy Nguyen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bao Tri Nguyen and Khanh Thuy Nguyen** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, TENNESSEE, this 20 day of July, 2021.

Notary Public
Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

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.