Karen Johnson Davidson County
Batch# 742262 DEEDQC
10/25/2021 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211025-0142848

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE Florida
COUNTY OF WILLIAMSON Seminole County
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Shirin Kheshti
AFFIANT

Type of Identification produced: California Driver License
Subscribed and sworn to before me
this 21st day of October, 2021.

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH 153
Expires on July 21, 2024

NOTARY PUBLIC Xiomara J Giannelli
My Commission Expires: 07/21/2024

Notarized online using audio-video communication

ADDRESS OF NEW OWNER:
Life's a Beech, LLC
3143 Trinity Bay PL
San Diego, CA 92110

SEND TAX BILLS TO:
New Owner

Map & Parcel: 105-10-0O-001.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Puyan Kheshti and Shirin Kheshti, husband and wife**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Life's a Beech, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

Land lying and being in Davidson County, Tennessee being described as follows:

Being Unit 1 as shown as the Plan of Beech Avenue Lofts, a horizontal property regime with private elements, having been established by the Declaration of Covenants, Conditions and Restrictions of Beech Avenue Lofts of record in Instrument No. 20160519-0050358, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Puyan Kheshti and Shirin Kheshti, husband and wife, from Egbert Receiro and Louisa Emanuel, husband and wife, by Warranty Deed, of record in Instrument No. 20211020-0140594, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 2003 Beech Avenue, Nashville, Tennessee 37204.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 21st day of October, 2021.

Puyan Kheshti

Puyan Kheshti

Shirin Kheshti

Shirin Kheshti

STATE OF Virginia

COUNTY OF Prince William

Personally appeared before me, **by audio-visual communication**, the undersigned, a Notary Public for the State and County the aforesaid, **Puyan Kheshti and Shirin Kheshti** , with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 21st day of October, 2021.

Lucious Morris White Jr.

Notary Public

My Commission Expires:

09/30/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024

Notarized online using audio-video communication

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/21/21.

J. Carlton Drumwright

10/21/21
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 10/21/21.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY