Box 3C

QUITCLAIM DEED

Note: This Quitclaim Deed was prepared by information provided by the parties. No title search was performed by the preparer.

DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

STATE OF NEVADA, COUNTY OF CLARK

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Parvez Rohani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF JULY, 2022.

Dorothy Grace Shoen
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Parvez Rohani 9500 Hillwood Drive, Suite 110 Las Vegas, NV 89134	SAME ADDRESS AS NEW OWNER	Part of Map/Parcel 11703013000

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Lasonti Enterprises, LLC,** a Tennessee limited liability company **("Grantor")**, by these presents, quitclaims, grants and conveys unto **Parvez Rohani ("Grantee")**, his heirs and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" & "B" ATTACHED

Karen Johnson Davidson County
Batch# 889258 DEEDQC
07/14/2022 02:43:35 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220714-0081124

FOR INFORMATION PURPOSES ONLY

Property Address: Part of closed ROW, Hillsboro Pike and Sharondale Drive, Nashville, Davidson County, Tennessee

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

IN WITNESS WHEREOF, the Grantor has hereunto caused its name to be signed hereto by its duly authorized officer on this the 8 day of July, 2022.

Lasonti Enterprises, LLC,
a Tennessee limited liability company

By: _____
Parvez Rohani
Its: Chief Manager

STATE OF NEVADA, COUNTY OF CLARK

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Parvez Rohani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Lasonti Enterprises, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal on July 8, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 12-11-24

DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

EXHBIT "A"
(LEGAL)

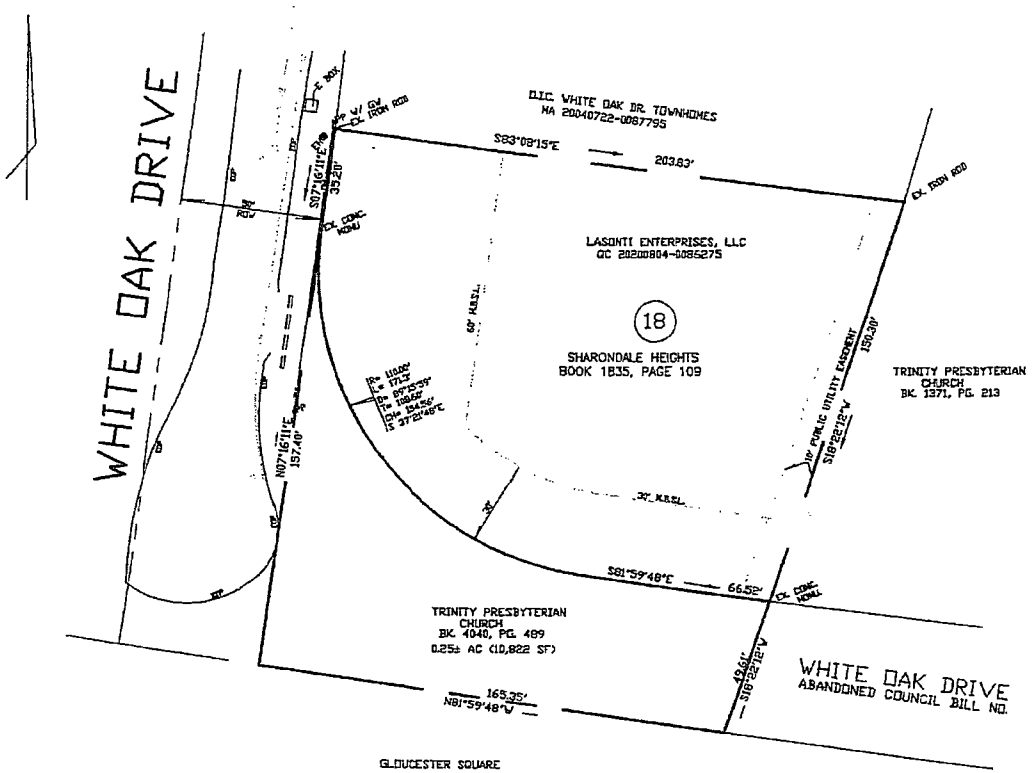
PREPARED BY: JAMES L. TERRY
2812 BRANWOOD DR
NASHVILLE, TN
TENN REG. LANDSURVEYOR563

BEING A 0.25, MORE OR LESS, ACRE LYING IN THE 25th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. SAID TRACT FURTHER DESCRIBED AS BEING THE PROPERTY CONVEYED TO TRINITY PRESBYTERIAN CHURCH IN BOOK 4040, PAGE 489, REGISTER'S OFFICE OF DAVISON COUNTY, TENNESSEE AND FURTHER CONVEYED TO LASONTI ENTERPRISES, LLC IN INSTRUMENT NO. 20210512-0064273, IN SAID REGISTER'S OFFICE DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT LYING ON THE EASTERLY MARGIN OF WHITE OAK DRIVE, SAID MONUMENT FURTHER DESCRIBED AS LYING SOUTH 07 DEGREES 16 MINUTES 11 SECONDS WEST A DISTANCE OF 35.20' FROM THE NORTHWEST CORNER OF LOT 18 ON THE PLAN OF SHARONDALE HEIGHTS AS OF RECORD IN BOOK 1835, PAGE 109, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING WITH THE SOUTHERLY LINE OF SAID LOT 18 IN A SOUTHEASTERLY DIRECTION AROUND A CURVE, HAVING A RADIUS OF 110.00 FEET, TO THE LEFT A DISTANCE OF 171.30 FEET TO A POINT; THENCE SOUTH 81 DEGREES 59 MINUTES 48 SECONDS EAST A DISTANCE OF 66.52 FEET TO AN EXISTING CONCRETE MONUMENT LYING ON THE WESTERLY LINE OF THE TRINITY PRESBYTERIAN CHURCH AS OF RECORD IN BOOK 1371, PAGE 213, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID LINE OF LOT 18 AND RUNNING WITH SAID LINE OF TRINITY PRESBYTERIAN CHURCH SOUTH 18 DEGREES 22 MINUTES 12 SECONDS WEST A DISTANCE OF 49.61 FEET TO A POINT LYING ON THE NORTHERLY PROPERTY LINE OF GLOUCESTER SQUARE AS OF RECORD IN BOOK 4300, PAGE 175, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID LINE OF THE CHURCH PROPERTY AND RUNNING WITH SAID LINE OF GLOUCESTER SQUARE NORTH 81 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 165.35 FEET TO A POINT; THENCE LEAVING SAID LINE OF GLOUCESTER SQUARE NORTH 07 DEGREES 16 MINUTES 11 SECONDS EAST A DISTANCE OF 157.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25, MORE OR LESS, ACRE.

BEING THE SAME PROPERTY CONVEYED TO LASONTI ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM TRINITY PRESBYTERIAN CHURCH, A TENNESEE NOT-FOR-PROFIT CORPORATION, OF RECORD IN INSTRUMENT NO. 20210512-0064273, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHBIT " B"
(DRAWING)



DEED REFERENCE
TRINITY PRESBYTERIAN CHURCH
IN BOOK 4040, PAGE 489, R.O.D.C., TN

PROPERTY MAP REFERENCE
BEING A PORTION OF PARCEL NUMBER 13 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 117-03.

CERTIFICATION
I HEREBY CERTIFY THIS TO BE A TRUE AND ACCURATE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE EXCEEDS 1 IN 10,000.

JAMES L TERRY
REGISTERED LAND SURVEYOR
XVI
COMMERCE
TENNESSEE NO. 565
5-10-21

NOTES:

1. *PROPERTY SUBJECT TO ALL NOTES AND REQUIREMENTS AS RECORDED IN SHARONDALE HEIGHTS, PLAT BK. 1835, PG.109, R.O.D.C., TN.*
2. *THIS SURVEY MEETS THE REQUIREMENTS OF A "GENERAL PROPERTY SURVEY" AS PER STANDARDS OF PRACTICES, 0820-3-07(1) ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE. THIS SURVEY OF PRACTICES, 0820-3-.06 ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.*
3. *THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE & UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111*
4. *THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0356H, DATED APRIL 5th, 2017.*

BOUNDARY SURVEY

TRINITY PRESBYTERIAN CHURCH

WHITE OAK DRIVE
25th COUNCILMANIC DISTRICT
DAVIDSON COUNTY, TENNESSEE 37215

PREPARED BY:
JAMES L. TERRY

2812 BRANWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE # 615-405-7525

0' 25' 50' 100' 150'

GRAPHIC SCALE
SCALE: 1"=50'
DATE: MAY 10, 2021