Karen Johnson Davidson County
Batch# 898587 DEEDQC
08/03/2022 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220803-0088679

QUITCLAIM DEED

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

JEREMY P. BAWCOM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Lalikant K. Modi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF AUGUST, 2022.

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 #
WOD, LLC 2812A White Oak Drive Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	117-7 005

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

SEE EXHIBIT "A" ATTACHED

FOR INFORMATION PURPOSES ONLY

Property Address: 2816 White Oak Drive, Nashville, TN 37215

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 signed his name on this the 2nd day of August, 2022.

Parvez Rohani

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 that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 2nd, 2022.

Dorothy Grace Shoen
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)

Land in Davidson County, Tennessee being Lot No. 18, on the Plan of Sharondale Heights, of record in Book 1835, Page 109, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of White Oak Drive at the corner of lots Nos. 17 and 18; thence with the line between said two lots eastwardly 204.2 feet; thence south 13 deg. 40' west 150.3 feet to the northerly margin of an unnamed street; thence with same westwardly 66.3 feet to the beginning of a curve; thence around said curve with a radius of 110 feet northwestwardly 171.3 feet to the easterly margin of said White Oak Drive; thence with same northwardly 35.2 feet to the beginning.

Being the same property conveyed to 2816 White Oak, LLC, a Tennessee Limited Liability Company by Deed from Tatiana V. Kifa-DuBois, of record in Instrument No. 20200505-0046611, as corrected by Scrivener's Affidavit of record in Instrument No. 20200619-0065327, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Lasonti Enterprises, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from 2816 White Oak, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200804-0086275, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Parvez Rohani by Quitclaim Deed from Lasonti Enterprises, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220714-0081125, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 August 2, 2022 (date of document).

Affiant Signature

August 2, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

