Karen Johnson Davidson County
Batch# 924782 DEEDQC
10/03/2022 03:03:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20221003-0109035

THIS INSTRUMENT PREPARED BY:
Matthew Lucas
National Signing Solutions, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
110 Lynwood LLC and
Lynwood Blvd LLC
2151 Michelson Dr, Suite 290
Irvine, CA 92612
File #: TN878789

QUIT CLAIM DEED

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **ALI JAHANGIRI, a single person and REZA JAHANGIRI, a married person, tenants in common,** as Grantor, hereby convey all rights, titles and interests that we may have in to **110 LYNWOOD LLC AS TO A 50% INTEREST AND LYNWOOD BLVD LLC AS TO A 50% INTEREST, as tenants in common,** as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being a 2.34 Acre Tract identified as Parcel (12) on the Plan of Patton-Fleischer Subdivision of Part of The Percy Warner Home Tract, as of record in Instrument No. 20170823-0086337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ali Jahangiri and Reza Jahangiri, as tenants in common by Warranty Deed from Bert C. Hensley and Kate Hensley dated January 18, 2022 recorded January 24, 2022 in Instrument 20220124-0008530, Register of Deeds Office, Davidson County, TN

Parcel ID: 116 03 0 012.00
Property Address: 110 Lynnwood Boulevard, Nashville, TN 37205

Witness our hands this the 12th day of September, 2022.

ALI JAHANGIRI

Signed in Counterpart
REZA JAHANGIRI

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National Signing Solutions, Inc.
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Land in Davidson County, Tennessee, being a 2.34 Acre Tract identified as Parcel (12) on the Plan of Patton-Fleischer Subdivision of Part of The Percy Warner Home Tract, as of record in Instrument No. 20170823-0086337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ali Jahangiri and Reza Jahangiri, as tenants in common by Warranty Deed from Bert C. Hensley and Kate Hensley dated January 18, 2022 recorded January 24, 2022 in Instrument 20220124-0008530, Register of Deeds Office,
Davidson County, TN

Parcel ID: 116 03 0 012.00
Property Address: 110 Lynnwood Boulevard, Nashville, TN 37205

Witness our hands this the 15th day of September, 2022.

Signed in Counterpart

ALI JAHANGIRI

REZA JAHANGIRI

STATE OF _____}

COUNTY OF _____}

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ALI JAHANGIRI AND REZA JAHANGIRI, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2022.

SEE ATTACHED
Notary Public
My Commission expires:

I hereby swear or affirm that to the best of my ~~knowledge~~, information, and belief that actual consideration for the transfer is $0.00.

Ali Jahangiri, member, 110 Lynwood LLC

Signed in Counterpart
Reza Jahangiri, member, Lynwood Blvd LLC

Subscribed and sworn to before me this the 12th day of September, 2022.

SEE ATTACHED
Notary
My Commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

STATE OF _____}

COUNTY OF _____} See attached.

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ALI JAHANGIRI AND REZA JAHANGIRI, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2022.

_____
Notary Public
My Commission expires:

I hereby swear or affirm that to the best of my knowledge, information, and belief that actual consideration for the transfer is $0.00.

Signed in Counterpart

_____
Ali Jahangiri, member, 110 Lynwood LLC

_____
Reza Jahangiri, member, Lynwood Blvd LLC

Subscribed and sworn to before me this the _____ day of _____, 2022.

_____ See attached.
Notary
My Commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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 Orange)

On September 12, 2022 before me, Andrew Castaneda, Notary Public
(insert name and title of the officer)

personally appeared Ali Jahangiri,
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)**

ANDREW CASTANEDA
COMM. #2362545
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 06/25/2025

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 Orange

Subscribed and sworn to (or affirmed) before me on this 12th day of September, 2022, by Ali Jahangiri, member 110 Lynwood LLC, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) Signature

ANDREW CASTANEDA
COMM. #2362545
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 06/25/2025

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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 Orange }

On SEPT 15, 2022 before me, S.Valencia, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Reza Jahangiri
Name(s) of Signer(s)

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.

S. VALENCIA
Notary Public - California
Orange County
Commission # 2289676
My Comm. Expires May 23, 2023

Place Notary Seal and/or Stamp Above

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 S.Valencia
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 9/12/2022 *(date of document)*.

Affiant Signature

October 3, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 3 day of October 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters